

PHILLIPS & STUBBS



coastal +
COUNTRY



The property is located close to the centre of the favoured village of Iden, which sits on a hill overlooking the Rother Levels, and has a local community owned convenience store and post office, bowls club, Norman church with castellated bell tower, village hall, cricket ground and public house. From the village there are numerous footpaths and lanes leading across the surrounding countryside and down to the Royal Military Canal. Two miles to the south is the Ancient Town and Cinque Port of Rye, renowned for its historical associations, medieval fortifications and fine period architecture. As well as its charm and history, the town has a comprehensive range of shopping facilities and an active local community, with the arts being strongly represented; Rye Arts Festival and Rye Jazz Festival are held annually and there is a two-screen cinema, arts centre and café in Lion Street. From the town there are local train services to Eastbourne and to Ashford, from where there are high speed connections to London St Pancras in 37 minutes. The attractive Wealden town of Tenterden, with wide tree lined High Street, is 9 miles and offers Waitrose and Tesco supermarkets together with Homewood Secondary School and a more comprehensive range of shops. In Peasmarsh village (2 miles) there is a large independently run supermarket. The coast is nearby with the spectacular dunes and sandy beach at Camber 6 miles.

Forming a substantial portion of the original nineteenth century granary and four round kiln oast houses of Park Farm, presenting mellow red brick and part weatherboard clad elevations set with timber framed windows with double glazed panes beneath pitched peg tiled roofs. The living accommodation, which would benefit from general updating, has high ceilings and is arranged over two levels, as shown on the floor plan.

The property is approached via a front door with a tiled canopy above opening into a hall, which in turn leads through to a double aspect living room with a wood burning stove on a brick hearth, a turned staircase to the first floor, exposed timber framing and French doors with matching side panels opening onto the south facing rear terrace and garden. Adjacent is a roundel dining room overlooking the rear garden. The roundel kitchen/ breakfast room overlooks the front garden and is fitted with an extensive range

of cabinets incorporating floor cupboards beneath marble effect work surfaces with an inset sink unit, an inset four burner gas hob with a filter hood above, a built in double oven, further matching wall cupboards, space and plumbing for a washing machine and tumble drier and space for a fridge freezer. Also on the ground floor is a cloakroom with fittings comprising a close coupled wc and wash basin.

On the first floor, there is a landing with built-in cupboards and a hatch to the roof space. The principal bedroom, which overlooks the rear garden and fields on the opposite of the road, has a range of fitted wardrobes and an en suite bath and shower room with fitments comprising a bath, a shower enclosure, a close coupled W.C and a washbasin. There are two roundel double bedrooms and a family shower room with fittings comprising a pedestal wash basin, a close coupled W.C and a shower enclosure.

Outside: The property is approached via a 5-bar gate and a pea beach driveway providing off road parking for several vehicles and giving access to an integral single garage with an up and over doors to the front and windows to the side. The garden is screened from the road by a mature beech hedge and is set down to lawn with cottage flower borders and a large variety of mature shrubs and ornamental trees including Hydrangeas, Geraniums, Lupins, Lonicera, Irises, Ferns and a Magnolia tree. Immediately adjacent to the rear of the house is a south facing paved terrace with a lean-to greenhouse beyond which is an area of lawn with a summerhouse.

Local Authority: Rother District Council. Council Tax Band G
Mains electricity and water. Mains drainage. Oil central heating.
Predicted mobile phone coverage: 02

Broadband speed: Ultrafast 1000Mbps available. Source Ofcom
River and Sea Flood risk summary: Very low risk. Source GOV.UK



Guide price: £650,000 Freehold

The Hop House, Wittersham Road, Iden, Near Rye, East Sussex TN31 7XB



A substantial Grade II Listed oast and granary conversion, forming an outer portion of three similar properties, affording spacious, well-proportioned living accommodation in need of updating, situated close to the centre of the favoured village of Iden.

- Reception hall • Living room • Roundel dining room • Roundel kitchen/breakfast room • Cloakroom •
- Landing • Principal bedroom with en suite bath/shower room • Two further double bedrooms • Family shower room •
- Oil central heating • Double glazing • EPC rating D • Integral garage • Off road parking for three cars • Front and rear gardens •



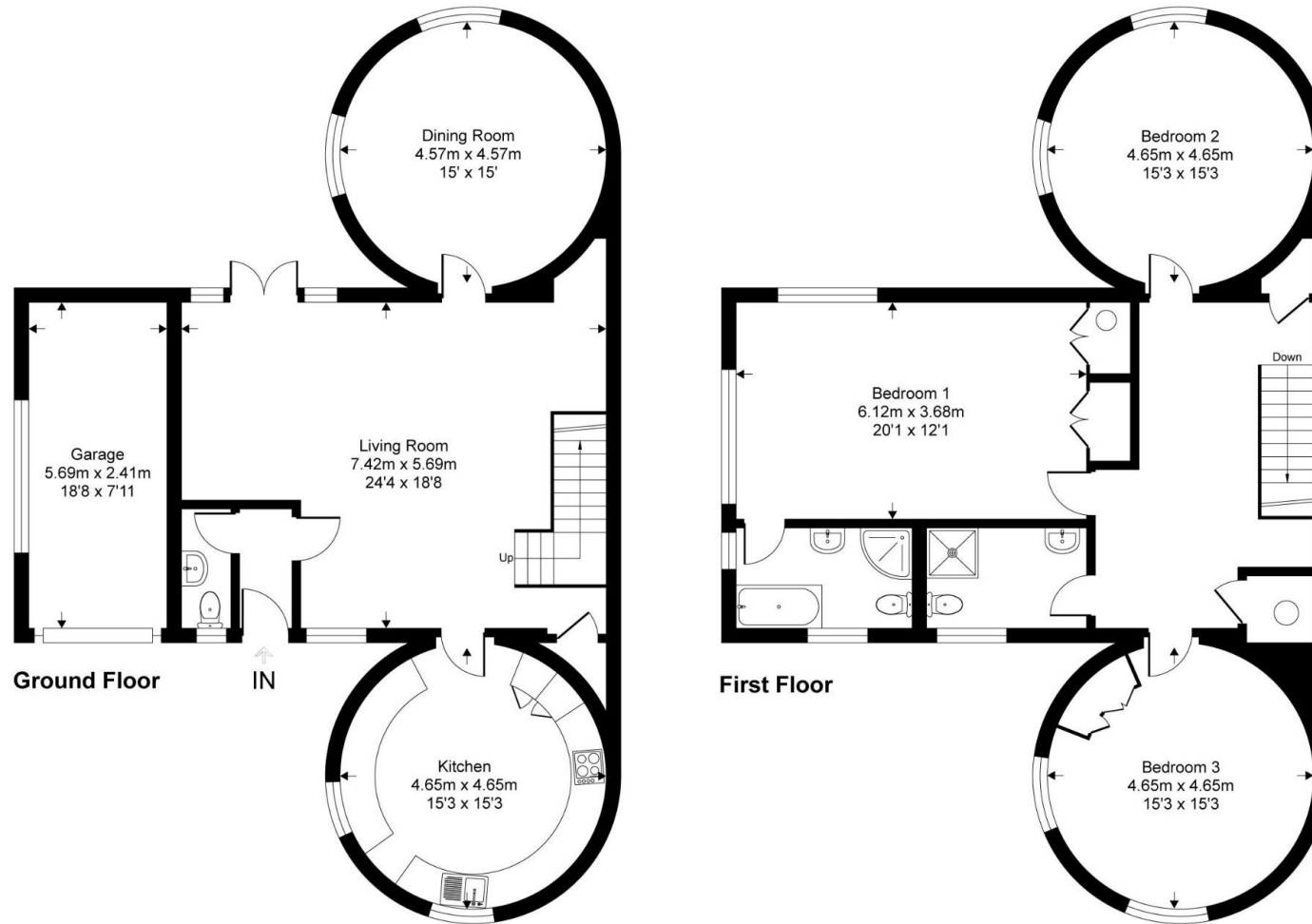
Directions: From Rye, proceed north on the A268 for about 1.5 miles to Playden and then bear right onto the B2082, signposted Iden and Tenterden. Continue into the centre of Iden village and the entrance to the property will be found on the left approximately 200 yards beyond The Bell public house.

Wittersham Road

Approximate Gross Internal Area = 175.5 sq m / 1890 sq ft

Approximate Garage Internal Area = 13.7 sq m / 148 sq ft

Approximate Total Internal Area = 189.2 sq m / 2038 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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