

PHILLIPS & STUBBS



coastal +
COUNTRY



The property is located approximately 0.5 mile from the Ancient Town and Cinque of Rye on the boundary with the village of Playden. Playden is mentioned in the Domesday Book as Plaidenham and is a largely rural parish. In earlier times the sea, which is now about four miles distant, came to the base of the hill and Playden's main occupation was fishing; the fish were salted in a long disappeared hamlet known as Saltcote, at the bottom of what is now New England Lane, formerly known as Saltcote Street. The picturesque church of St Michael is an excellent example of a small Norman/Early English church. Rye is renowned for its historical associations and medieval fortifications. 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 is held annually and the Kino cinema, arts centre and café is located off 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 (37 minutes).

Shellfield is a detached house of brick and weatherboard elevations beneath a pitched tiled roof.

The accommodation comprises front door into the **entrance hall** with stairs to the first floor. Built in cupboard. **Living room** is double aspect with a fireplace and doors out to the rear garden and has herringbone parquet flooring. **Kitchen/dining room** fitted with a good range of base and wall mounted units incorporating a 5 ring gas hob with extractor fan over, double oven and space for American style fridge/freezer. Double doors out to the rear garden. Tiled floor. **Utility room** has built in sink and door to side lobby. **Study** has a built in double cupboard. Wood flooring. **Cloakroom** has a w.c and wash hand basin.

First floor landing galleried landing. Bedroom 1 has a range of built in wardrobes and **en suite shower room** comprising shower cubicle, w.c and wash hand basin. **Bedrooms 2 and 3** both have **en suite shower rooms** and bedrooms 4 and 5 have an outlook over the rear garden. **Family bathroom** comprises panelled bath, w.c and wash hand basin

Outside: The property is approached via double wooden gates onto a large gravelled driveway providing ample parking and access to the **detached double garage** which has two pairs of double wooden doors and double doors to the rear onto the garden.

The main garden is to the rear and side where there is a paved terrace and level lawn beyond. The boundaries have a variety of mature trees and shrubs which provide a natural screen and a degree of privacy. Adjoining the garden there is a paddock again bounded by mature trees, the whole extending to approximately 3 acres (to be verified).

Local Authority: Rother District Council. Council Tax Band G
Mains electricity, gas and water. Mains drainage.

Predicted mobile phone coverage: EE, Vodafone, Three and 02
Broadband speed: Ultrafast 1800Mbps available. Source Ofcom
River and Sea Flood risk summary: Very low risk. Source GOV.UK

Directions: Leaving Rye in the Peasmarsh direction continue up Rye Hill passing the turning to Mill Road on the right hand side, the next turning is New England Lane, Shellfield is the first property on the right set back from the road behind wooden gates.

Price guide: £1,250,000 freehold

Shellfield, New England Lane, Rye, East Sussex TN31 7NT



A substantial five bedroom detached family house set within mature gated gardens which includes an adjoining paddock in all approximately 3 acres (tbv) and being situated within 0.5 mile of the Ancient Cinque Ports Town of Rye.

- Entrance hall • Living room • Kitchen/dining room • Utility/rear lobby • Study • Cloakroom
- First floor landing • Bedroom 1 with en suite shower room • Bedrooms 2 and 3 both have en suite shower rooms
- Two further bedrooms • Family bathroom • Gas heating • EPC rating C • Detached double garage
- Gardens and paddock amounting to approximately 3 acres (to be verified)

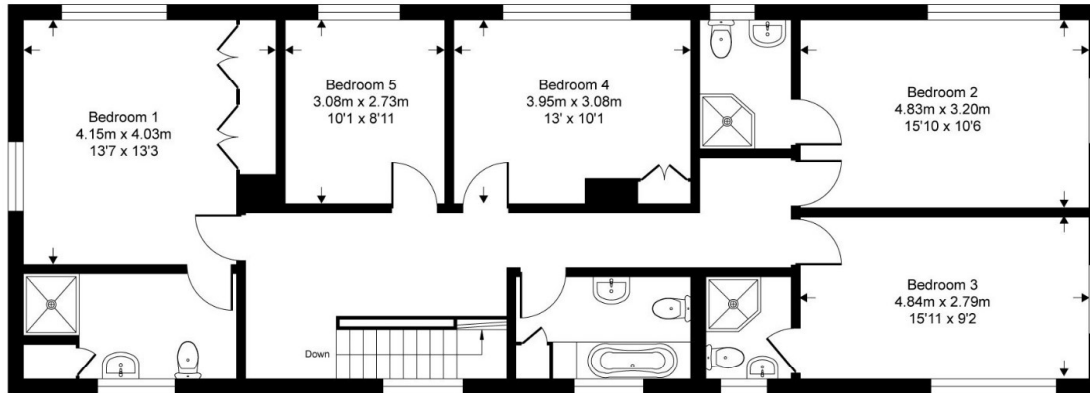


Shellfield

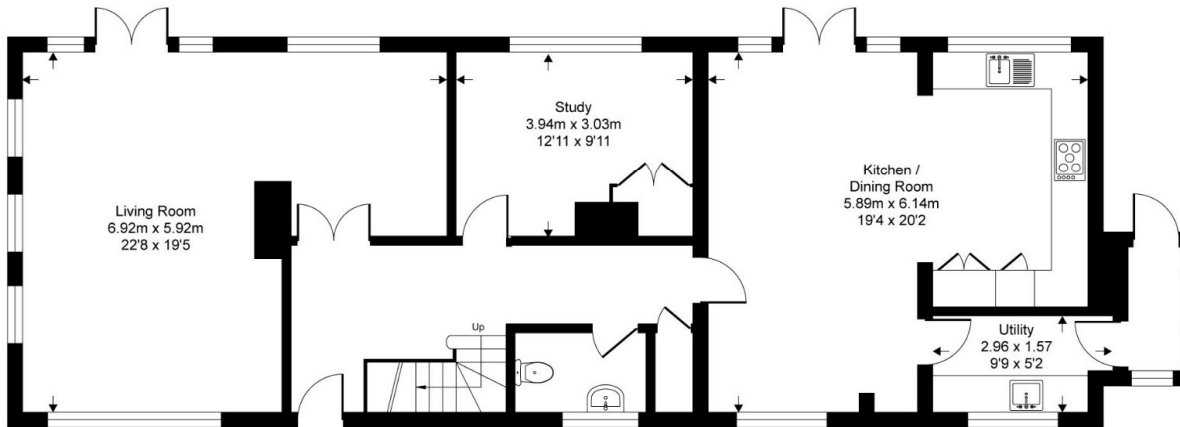
Approximate Gross Internal Area = 210.3 sq m / 2264 sq ft

Approximate Garage Internal Area = 47.7 sq m / 514 sq ft

Approximate Total Internal Area = 258 sq m / 2278 sq ft

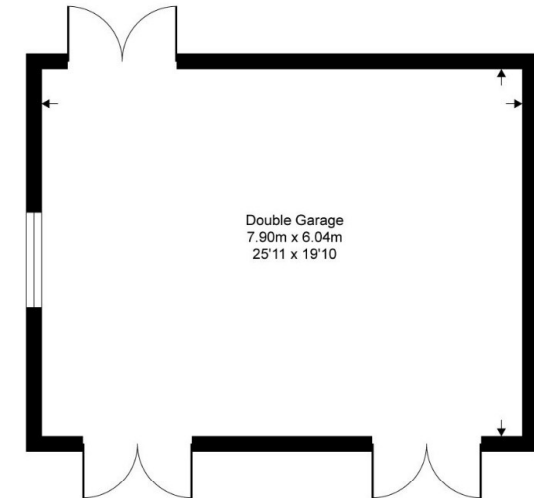


First Floor



Ground Floor

IN



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.

Copyright Casaphoto Ltd. 2025 - Produced for Phillips and Stubbs

PHILLIPS & STUBBS



Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

Important Notice:

Phillips & Stubbs, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on our own behalf or on behalf of their clients or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. These particulars have been provided in good faith and, whilst we endeavour to make them accurate and reliable, if there are any points of particular importance to you please contact our office and we will make further enquiries on your behalf. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents regarding alterations. Phillips and Stubbs have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. All contents, fixtures, fittings and electrical appliances are expressly excluded from the sale unless specifically mentioned in the text of the sales particulars. A wide angle lens has been used in the photography.



47-49 Cinque Ports Street, Rye, East Sussex TN31 7AN
Mayfair Office, 15 Thayer Street, London W1U 3JT

01797 227338
0870 1127099

rye@phillipsandstubbs.co.uk
mayfair@phillipsandstubbs.co.uk

www.phillipsandstubbs.co.uk