

PHILLIPS & STUBBS



coastal +
COUNTRY



The property is hidden away, set behind Swan House off one of England's most famous and historic cobbled streets. Watchbell Street lies in the heart of the Conservation Area of 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 International Jazz Festival are both held annually and a two-screen cinema complex is available in Lion Street. From the town there are local train services to Eastbourne and to Ashford International with high speed connections to London St Pancras in about 37 minutes. Sporting facilities in the area include golf at Rye, Cooden and Hastings, sailing on the south coast and many fine countryside and coastal walks.

A newly refurbished converted Grade II Listed coach house presenting colour washed brick elevations with some weatherboarding, set with timber casement windows, beneath a pitched peg tiled roof with a front projecting dormer. The accommodation is arranged over two levels, as shown on the floor plan.

A stable front door opens into an entrance hall with a part vaulted ceiling, a tiled floor, a linen cupboard and a connecting door to the garage.

The combined living room and dining room has three tall casement windows overlooking the courtyard garden, colour washed ceiling beams, a brick fireplace, a terracotta tiled floor and a turned staircase rising to the first floor accommodation. A door opens to an inner lobby with a terracotta tiled floor, giving access to the kitchen and a breakfast room with a terracotta tiled floor and a window.

The kitchen, which has a part vaulted ceiling with two skylight windows and two side windows, has a range of cabinets to one wall comprising cupboards and drawers beneath a wood block worksurface, below counter space for a fridge, an inset

stainless steel sink with mixer tap, an inset ceramic hob with a built-in oven beneath and a stainless steel filter hood above. A pantry at the end of the kitchen has plumbing for a washing machine and a wall mounted gas combi boiler.

Bedroom 2 has a part vaulted with two downlights providing natural light. The shower room, which has a skylight, has contemporary fittings comprising a walk in shower enclosure, a close coupled wc and a wash basin with a vanity cupboard beneath.

On the first floor, there is a double aspect, part below eaves bedroom with a large dormer window.

Outside: The property is approached from Watchbell Street through an archway which leads to a communal paved courtyard providing access to garaging for neighbouring properties. Swan House Cottage is located to one corner and a gate opens to the walled courtyard garden 16'0 x 7'0 (4.9m x 2.1m).

Adjacent to the property is a single garage 16' x 8' (4.9m x 2.4m) with an up and over door to the front and a connecting door to the entrance hall. Light and power.

Note: The property is tucked away in the heart of the Citadel, behind the tall three storey pink coloured building shown just below centre in the aerial photograph.

Local Authority: Rother District Council. Council Tax Band E
Mains electricity, gas, drainage and water.
Predicted mobile phone coverage: EE, Vodafone, Three and 02
Broadband speed: Superfast 80Mbps available. Source Ofcom
Flood risk summary: Very low risk. Source GOV.UK

Guide price: £270,000 plus fees Freehold
LOT - Swan House Cottage, Watchbell Street, Rye, East Sussex TN31 7HA



Auction Guide Price £270,000 PLUS FEES

THE PROPERTY IS TO BE OFFERED ONLINE BY CLIVE EMSON AUCTIONEERS ON 30 OCTOBER 2025

To register to bid, view legal documentation or for general auction enquiries please contact the auctioneers or visit their website cliveemson.co.uk

A newly refurbished Grade II Listed converted coach house, together with an adjoining garage, hidden away off a cobbled street and backing onto Lamb House garden in the heart of the central Conservation Area of the Ancient Town and Cinque Port of Rye.

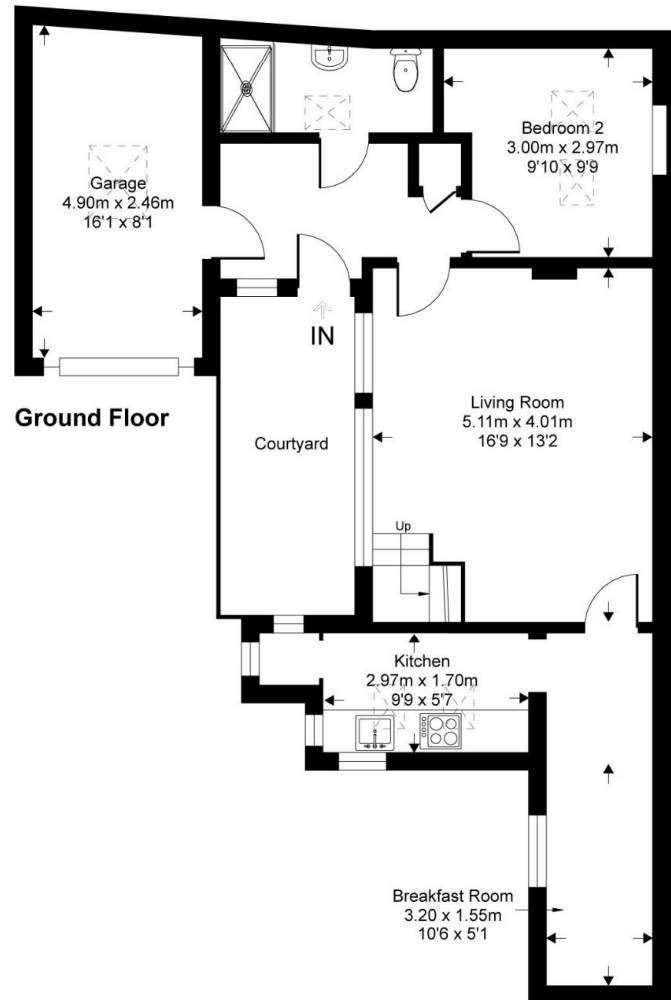
- Entrance hall • Combined living room and dining room • Breakfast room • Kitchen
- Two bedrooms • Shower room • Gas central heating • Walled courtyard garden • Adjacent garage



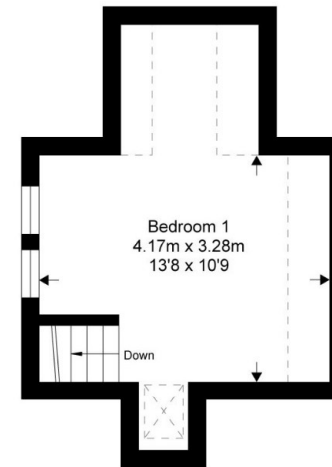


Swan House Cottage

Approximate Gross Internal Area = 68.9 sq m / 742 sq ft
Approximate Garage Internal Area = 11.4 sq m / 123 sq ft
Approximate Total Internal Area = 80.3 sq m / 865 sq ft
(excludes restricted head height)



Ground Floor



First Floor

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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