

PHILLIPS & STUBBS



coastal +
COUNTRY



The property is situated on the edge of Northiam village, which offers leisure facilities including bowls club, library and Great Dixter house and gardens. There is also a range of everyday shopping facilities as well as a parish church, doctor's surgery, NHS Dentist, vets, private fitness gym, primary school and large sports hall for badminton, keep fit classes etc. More comprehensive facilities are available in Peasmarsh (4 miles), where there is a family run supermarket. The Ancient Town and Cinque Port of Rye, renowned for its medieval fortifications and fine period architecture, is 8 miles. Tenterden (7.5 miles) has a Waitrose and Tesco supermarkets and a leisure centre. Main-line rail services into London Charing Cross and Cannon Street can be found at Staplehurst (15 miles) and Robertsbridge (8 miles) taking approximately one hour, 5 minutes and 1 hr, 20 minutes respectively. Ashford (20 miles) provides a high-speed service to London St Pancras in 37 minutes.

Forming a detached Grade II listed oast house presenting both brick and weatherboard elevations beneath a part tiled and part slate roof.

The accommodation comprises front door into the entrance hall with a brick floor and open tread staircase to the galleried first floor landing. The double aspect living room has an open brick beehive fireplace and steps down into the drawing room which has a wide-open inglenook fireplace and three sets of French doors out to the conservatory which in turn opens out onto the rear garden. The kitchen/breakfast room is situated within one of the roundels and is fitted with a range of base and wall mounted units. Door to a utility/boot room housing the oil-fired boiler, door to the garden. The dining room is also within a roundel and has fitted book shelving and cupboards. Cloakroom comprising w.c and wash hand basin.

First floor galleried landing with doors off to all bedrooms and family shower rooms. Bedroom 1 is double aspect with full height windows enjoying views over the rear garden and beyond. En suite shower room comprising shower, w.c and wash hand basin, built in cupboards, hatch to loft. Bedrooms 2 and 3 are both in the roundels. Bedroom 4 has a range of built in wardrobes. Bedroom 5 is double aspect. The two family shower rooms comprise, shower cubicle, w.c and wash hand basins.

Outside: The property is approached over a gravelled driveway flanked by lawns culminating in a turning circle providing ample parking. A detached double garage has been partitioned and now provides a garden store and studio with windows and door out to the garden. The rear garden is a particular feature of the property and designed by the current owner, an authority on topiary, with a central formal pond and terrace, the remainder of the garden is laid to lawn with a variety of mature trees and shrubs. The vaulted garden room has a kitchenette and shower room with w.c and sunroom overlooking the garden. Beyond the garden is an adjoining paddock, the whole extending to approximately 3 acres (to be verified).

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

Predicted mobile phone coverage: EE, Vodafone, Three and 02

Broadband speed: Ultrafast 1000Mbps available. Source Ofcom

River and Sea Flood risk summary: Very low risk. Source GOV.UK

Price guide: £1,200,000 freehold

Carriers Oast, Hastings Road, Northiam TN31 6NH



First time on the market in more than 40 years - A detached Grade II Listed twin roundel oast house set within landscaped gardens and paddock amounting to approximately 3 acres with views to the rear over adjoining farmland.

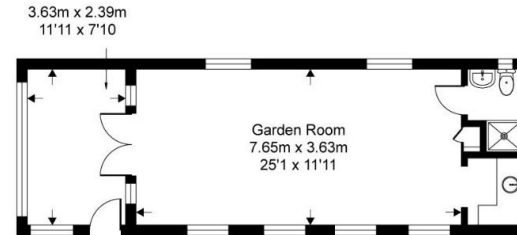
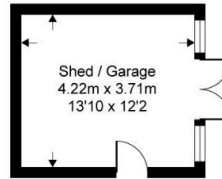
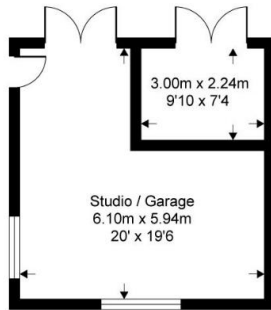
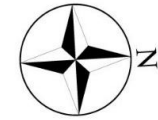
Entrance hall • Living room • Drawing room • Conservatory • Dining room • Kitchen/breakfast room • Utility/boot room • Cloakroom
First floor galleried landing • Bedroom I with ensuite shower room • 4 further bedrooms • 2 family shower rooms • Oil heating
EPC rating E • Detached garden office (formerly garaging) • Garden room with kitchenette and shower room • Garden shed
Gardens and paddock amounting to approximately 3 acres (to be verified)



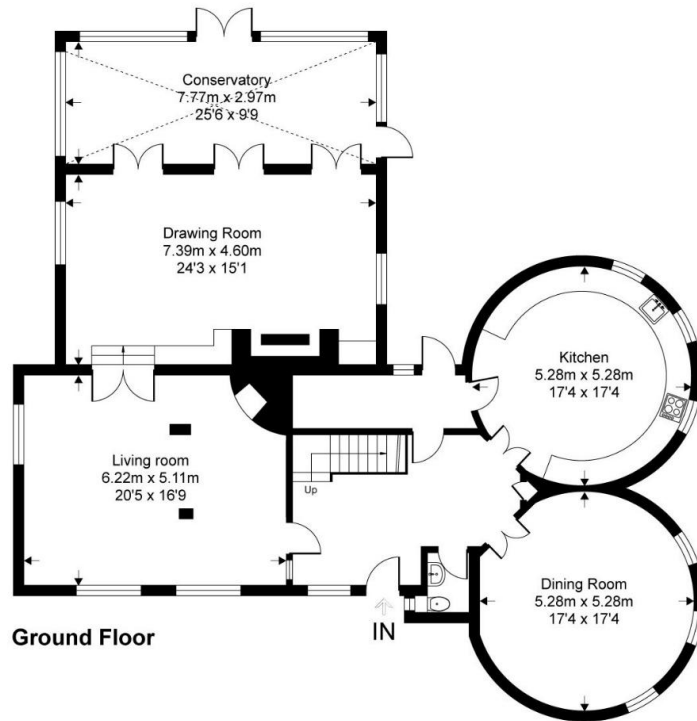
Directions: Entering Northiam from a northerly direction on the A28, continue through the village passing the school on your right and continue for another 1/3 of a mile where the entrance to Carriers Oast will be seen on the right hand side just past Badgers Oak Veterinary surgery.

Carriers Oast

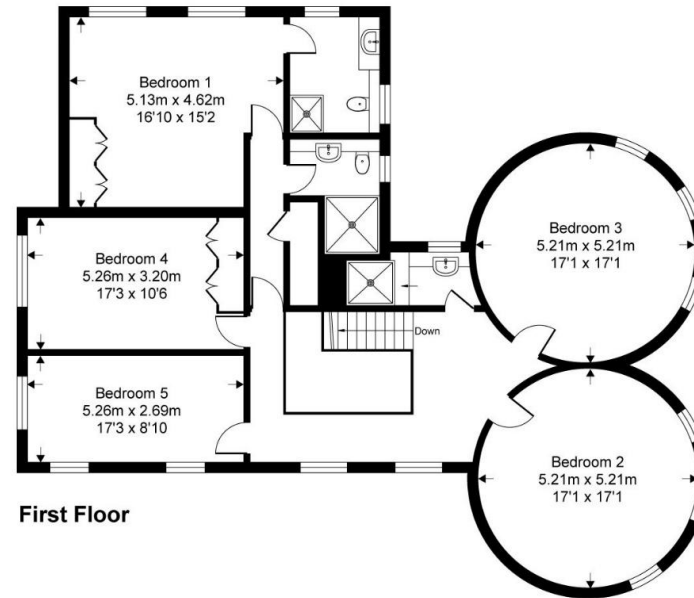
Approximate Gross Internal Area = 314 sq m / 3380 sq ft
 Approximate Studio / Garage Internal Area = 28.1 sq m / 303 sq ft
 Approximate Garden Room Internal Area = 45.4 sq m / 489 sq ft
 Approximate Shed / Garage Internal Area = 22.2 sq m / 240 sq ft
 Approximate Total Internal Area = 409.7 sq m / 4412 sq ft



Garden Room



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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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