

PHILLIPS & STUBBS



coastal +
COUNTRY



The property is situated at the entrance to a country estate adjoining a 5 acre Site of Nature Conservation Importance yet within a short walk of the centre of the Ancient Town and Cinque Port of Rye, renowned for its historical associations, medieval fortifications, including the Landgate and Ypres Tower, and fine period architecture with half-timbered houses clustered around the Parish Church of St Mary the Virgin with its ornate gilded Quarter Boys clock and 18th century Town Hall with open arcaded lower storey and cupola on the roof. 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 Festival is held annually. From the town there are local train services to Hastings and Eastbourne and to Ashford from where there are high speed connections to London St. Pancras (37 minutes). The leisure centre, tennis and bowls clubs and cricket ground are all within an easy walk and sporting facilities in the area include golf at Rye, Cooden and Littlestone, sailing on the south coast and many fine countryside and coastal walks.

Mountsfield Lodge is a detached former gatehouse to Mountsfield House of Victorian origin with a later addition dating from 1998. The property presents colour washed and rendered lower elevations and tile hung upper elevations set with replacement double glazed windows beneath a pitched tiled roof.

The front door opens into a spacious **hallway** with a turned staircase leading to the first floor. Double doors open through to the well-proportioned **living room** which overlooks the rear garden and has a fireplace with a fitted multi fuel stove. The double aspect **kitchen/dining room**, which has glazed double doors leading out to the deck and rear garden, additional door to side.

Extensive range of floor and wall units with all AEG appliances of 4 burner gas hob with built in oven beneath and stainless steel hood above and integrated dishwasher, washer/dryer and fridge freezer. Also on the ground floor is a double aspect **study/bedroom 3** with built in cupboard and adjoining wet room with wash basin, w.c and shower, window to side.

On the first floor, there is a galleried landing with exposed brickwork to one wall and window to front. **Bedroom 1** has a raised ceiling, windows overlooking the rear garden and a Velux. **Bedroom 2** is double aspect and has natural brickwork to one wall. The **family bathroom** has white fittings comprising a panelled bath, w.c, wash hand basin and window to rear.

Outside: To one side of the house is a large double garage with two pairs of timber doors with interconnected rear workshop. Across the width of the rear of the house is a deck terrace with steps down to the lower garden which is laid to lawn with bordering beds including a variety of fruit trees, garden shed and wood store. **Note:** the main driveway is shared with Mountsfield House and an adjoining landowner.

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

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

Broadband speed: Ultrafast 1800 available. Source Ofcom

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

Price guide: £745,000 freehold

Mountsfield Lodge, Rye Hill, Rye, East Sussex TN31 7NH



A detached gatehouse of Victorian origin with a garden of about a quarter of an acre situated close to the town centre at the entrance to a country estate.

Entrance hall • Living room • Kitchen/dining room • Study/bedroom 3 • Wet room
Galleried landing • Two double bedrooms • Bathroom • Gas heating • Double glazing
EPC rating D • Double garage • Workshop • Greenhouse • Mature Garden



Directions: Leave Rye on the A268 and the entrance to Mountsfield Lodge will be seen on your left at the base of Rye Hill immediately opposite the turning to Military Road.



= Reduced headroom

Mountsfield Lodge

Approximate Gross Internal Area = 135.9 sq m / 1463 sq ft
Approximate Garage & Store Internal Area = 60.9 sq m / 659 sq ft
Approximate Total Internal Area = 196.8 sq m / 2122 sq ft
(excludes restricted head height)



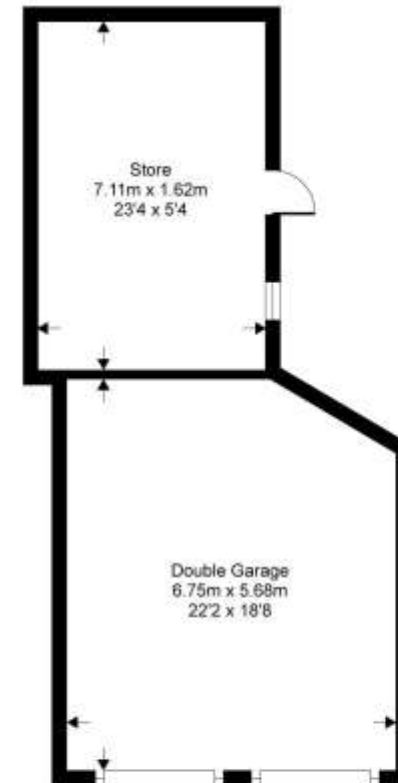
Garden
Extends To
20.78m x (68.17)



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.

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