



Moloney

COUNTRY PROPERTY



THE ROSARY NORTHIAM

THE ROSARY, MAIN STREET, NORTHIAM, NR. RYE, EAST SUSSEX TN31 6NE

A BEAUTIFULLY PRESENTED **GRADE II LISTED**, THREE BEDROOM DETACHED CHARACTER HOUSE, CONVENIENTLY LOCATED FOR LOCAL VILLAGE AMENITIES. TWO RECEPTION ROOMS WITH EXPOSED BEAMS & INGLENOOK FIREPLACES, KITCHEN/BREAKFAST ROOM WITH GRANITE WORKTOPS, GARDEN ROOM, CELLAR, BEDROOM ONE ENSUITE, TWO FURTHER DOUBLE BEDROOMS. **CONTEMPORARY FAMILY BATH & SHOWER ROOM**. **PRETTY COTTAGE STYLE GARDENS**, DETACHED DOUBLE GARAGE, **2 DRIVEWAYS PROVIDING PARKING**. **GFCH**.

ACCOMMODATION LIST: ENTRANCE HALL, SITTING ROOM, DINING ROOM, KITCHEN/BREAKFAST ROOM, CELLAR, GARDEN ROOM, UTILITY ROOM, CLOAKROOM. FIRST FLOOR LANDING, BEDROOM ONE WITH EN SUITE SHOWER ROOM, TWO FURTHER DOUBLE BEDROOMS, BATH AND SHOWER ROOM. DETACHED DOUBLE GARAGE WITH DRIVEWAY PROVIDING PARKING, 2ND DRIVEWAY. ENCLOSED REAR GARDEN, GREENHOUSE. GAS CENTRAL HEATING.



Steps to:

Wooden front door to:

ENTRANCE HALL: Pine panelled doors to both rooms, stairs to the first floor.

SITTING ROOM: Double aspect room with wooden sash window to the front & window to side. Exposed brick inglenook fireplace with bressummer beam over, inset with cast iron multi fuel stove on matching brick hearth, cupboard to the side. Former fireplace inset with range of cupboards & shelves. Ceiling beams. Tiled floor. Door to:

KITCHEN/BREAKFAST ROOM: Double aspect room with windows to side and rear, stable door leading out to the garden room. Fitted with range of white base and wall units with granite worktop over, with integrated sink unit with machined drainer to either side. Integrated Blomberg dishwasher. Range cooker with stainless steel splash-back and Smeg extractor over. Space for upright fridge /freezer. Matching tiled floor. Ceiling beams. Space for breakfast table. Doors to:

CELLAR: Wooden steps down to cellar with pump. Obscure glazed window to the front. Ideal gas boiler servicing hot water and central heating.

GARDEN ROOM: Windows two sides, all with blinds, double doors leading out to the rear. Glazed roof with blinds. Tiled floor. Part exposed brick wall. Door to:

UTILITY ROOM: Wooden windows to the rear with blinds, door leading out to the

GUIDE PRICE £599,000



rear terrace. Fitted with base unit, wooden worktop over with plumbing for washing machine. Cloaks hooks. Ceiling blinds. Tiled floor. Door to:

CLOAKROOM: Fitted with white suite, comprising WC, wall mounted hand basin with tiled splash-back & mirror over. Double mirrored doored cabinet. Matching tiled floor.

DINING ROOM: Wooden sash window to the front. Exposed brick fireplace (not in use) with cupboards and shelves to both sides. Wooden floor. Door back to the entrance hall. Stairs with wooden handrail to:

LANDING: Matching pine panelled doors to all rooms. Storage cupboards with hanging rails and shelves. Inset ceiling lights.

BEDROOM ONE: Window to side. Wooden floor. TV point. Door to:

EN-SUITE SHOWER ROOM: Window to the rear. Fitted with white suite comprising WC, corner pedestal hand basin and tiled corner shower cubicle. Mirror. Vinyl floor.

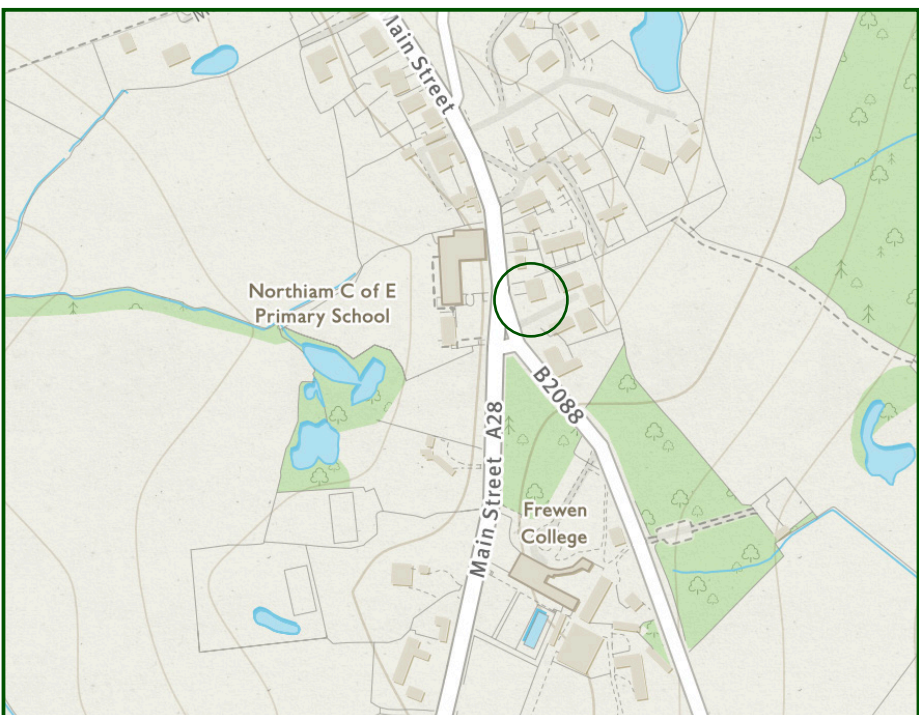
BEDROOM TWO: Wooden sash window to the front. Exposed brick fireplace inset with cast iron ducks nest fire. Wooden floor. Radiator cover. Storage cupboard.

BEDROOM THREE: Wooden sash window to the front. Wooden floor. Two storage cupboards with hanging rails and shelves.

BATH AND SHOWER ROOM: Obscure wooden window to side. Fitted with contemporary white suite, comprising back to wall WC, semi integrated hand basin set into range of high gloss storage cupboards with matching shelved storage cupboard to side. Panelled bath and walk-in fully tiled double shower cubicle with screen to side. Tiled walls, wood effect floor. Ladder style heated towel rail.

OUTSIDE: The property is approached from the road over an extensive gravelled driveway providing parking for several vehicles with a planted brick raised bed with white picket fenced front boundary. A matching gate with brick path leads to the steps to the front door. To the side is a detached double garage with gate and path to the rear. A second driveway provides extra parking with double gates to the rear garden. The rear garden is fully enclosed with central area of level lawn, planted beds and borders with gravelled walkways, raised beds & greenhouse, along with a paved terrace for al-fresco dining. A gate in the rear boundary leads to a right of way to the rear.





IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure land sizes, takes no responsibility for any errors or omissions incurred as a result of this process. We strongly encourage purchasers to satisfy themselves that the particulars contained herein are accurate prior to entering into negotiations and/or incurring any professional costs. Please note that we have not conducted a structural survey of the property nor have we tested any of the heating, drainage, services, fittings or sanitary items in this property.

SERVICES: All mains services are connected. Gas fired central heating.

FLOOR AREA: 127 m² (1,367 ft²) Approx including the garage.

EPC RATING: 'N/A'

LOCAL AUTHORITY: Rother District Council

COUNCIL TAX BAND: 'E'

TENURE: Freehold

TRANSPORT LINKS: : For the commuter, Battle and Robertsbridge stations provide services via Tonbridge to London Charing Cross, whilst Ashford International provides a fast service to St. Pancras and Europe.

Th Motorway network (M25) can be easily accessed at Junction 5 via the A21 (at Sevenoaks).

DIRECTIONS: Travelling south on the A28 through Northiam, pass the village green on the left. Just before the left turn to Beckley & Rye, The Rosary will be found on the left.

What3Words (Location): ///warms.cakewalk.enjoys

VIEWINGS: All viewings by appointment. A member of the team will conduct all viewings, whether or not the vendors are in residence.

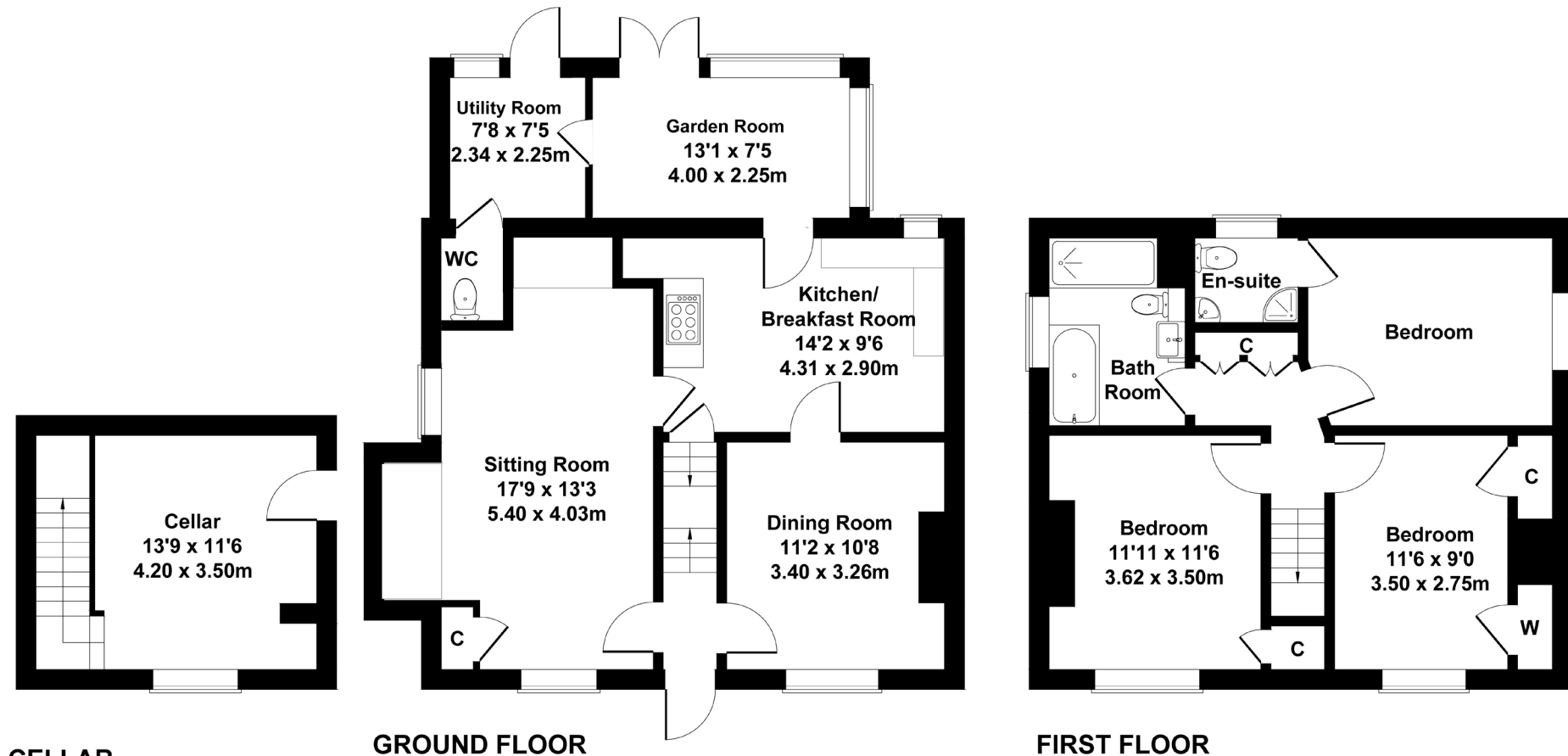
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The Rosary

Approximate Gross Internal Area
1367 sq ft - 127 sq m



Not to Scale.
For Illustrative Purposes Only.

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