



**Moloney**  
COUNTRY PROPERTY



**BARLEY COTTAGE** BECKLEY

## BARLEY COTTAGE, MAIN STREET, BECKLEY, NR. RYE, EAST SUSSEX TN31 6RS

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A WELL PRESENTED, SPACIOUS, THREE BEDROOM, ATTACHED, UNLISTED PERIOD COTTAGE ALONG WITH A SELF CONTAINED STUDIO/OFFICE ANNEXE SITTING IN GOOD SIZE MATURE COTTAGE GARDENS ENJOYING VIEWS ACROSS ADJOINING FARMLAND. COMPRISING SITTING ROOM WITH INGLENOOK FIREPLACE, RECENTLY FITTED CONTEMPORARY KITCHEN WITH SEPARATE UTILITY ROOM & CONSERVATORY/DINING ROOM. THREE BEDROOMS, TWO BATHROOMS. PRIVATE GRAVELLED DRIVEWAY. ONE BED ANNEXE WITH HOME OFFICE AREA AND SHOWER ROOM. CHAIN FREE.

ACCOMMODATION LIST: ENTRANCE HALL, SITTING ROOM, KITCHEN, CONSERVATORY/DINING ROOM, UTILITY ROOM, REAR LOBBY, BATH AND SHOWER ROOM, 3 FIRST FLOOR BEDROOMS, SHOWER ROOM. FRONT COURTYARD PROVIDING PARKING, LARGE TIMBER STORE. ANNEXE/STUDIO COMPRISING OFFICE, SHOWER ROOM AND BED/SITTING ROOM. GOOD SIZE GARDEN TO THE SIDE WITH RAISED PAVED TERRACE, ADJOINING FARMLAND.

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Front door to:

**ENTRANCE HALL:** Double glazed windows to the front and side. Glazed door to:

**SITTING ROOM:** Double glazed window to the front. Inglebrook fireplace with brass summer beam over, inset with cast iron dual fuel stove on raised brick hearth. Electric underfloor heating. TV point. Beams. Tiled floor. Staircase to the first floor with understairs storage cupboard. Door to:

**KITCHEN:** Double glazed window to the front. Fitted with dark grey contemporary range of handleless base and wall units with quartz worktop over inset with 1 1/2 bowl single drainer sink unit. Neff hob with matching extractor over & oven below. Integrated Neff dishwasher. Saucepan drawers, shelved larder cupboard, integrated under counter larder fridge. Over worktop lighting. Wood effect laminate floor.

**CONSERVATORY/DINING ROOM:** Double glazed windows to two sides, doors leading out to the rear. Matching wood laminate floor. Stable door to:

**UTILITY ROOM:** Double glazed stable door with windows to both sides, to the rear enjoying views over adjoining farmland. Fitted with range of painted base and wall units with granite worktop over, inset with single bowl, stainless steel sink unit with machined drainer to side. Integrated larder fridge with matching freezer below, integrated Candy washing machine. Space for tumble dryer. Inset ceiling lights. Loft hatch. Matching laminate floor. Door to the sitting room.

**REAR LOBBY:** Cloaks hooks. Tiled floor. Door to:



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**GUIDE PRICE £550,000**



**BATH/SHOWER ROOM:** Double glazed window to the rear. Fitted with white suite comprising WC, pedestal hand basin & panelled bath set into tiled surround with Triton shower over. Tiled floor. Loft hatch. Ladder style heated towel rail

Turned staircase with rope handrail to 1st floor landing.

**BEDROOM ONE:** Double glazed window to the front. Fitted with comprehensive range of wardrobe cupboards and drawers. Ducks nest fireplace on stone hearth. Inset ceiling lights. Electric heater.

**BEDROOM TWO:** Double glazed window to the rear enjoying views over adjoining countryside. Ceiling beams. Electric heater.

**BEDROOM THREE:** Double glazed window to the front. Hatch to loft.

**SHOWER ROOM:** Double glazed window to the rear. Fitted with white suite comprising WC, pedestal hand basin & double walk in shower cubicle with glass sliding door. Vinyl floor. Inset ceiling lights. Chrome ladder style towel rail.



**OUTSIDE:** The property is approached from the road over a gravelled driveway providing parking and giving access to large timber store with EV charging point. A path to the side opens out to a small gravelled terrace at the rear of the conservatory and continues across the rear of the property with a gate giving access to a kitchen/BBQ area with Butler sink & outside sockets, storage area to side. A paved pathway opens out to elevated paved terrace at the side with gate leading back to the front drive.

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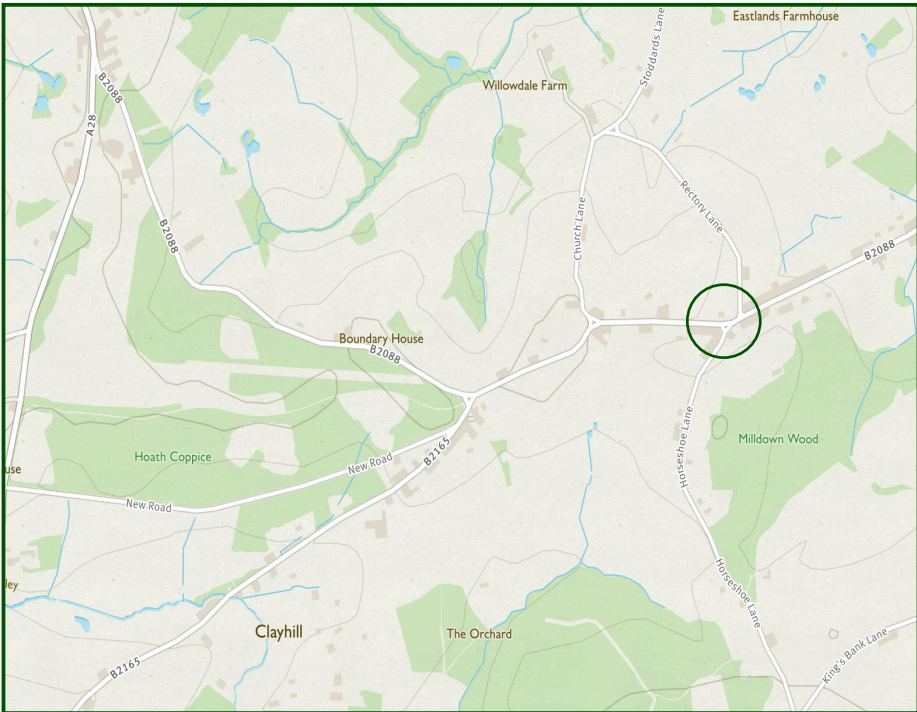
**ANNEXE/STUDIO:** Double glazed doors to:

**OFFICE/STUDY:** Door to the front. Wooden floor, contemporary vertical radiator. Door to shower room. Opening to:

**BED/SITTING ROOM:** Double patio doors opening out to the terrace, window alongside. Exposed beams, wooden floor. Fitted with range of base units with square edge worktop over, inset with single bowl, single drainer sink unit. Electric heater. Breakfast bar.

**SHOWER ROOM:** Sky light over. Fitted with white suite comprising WC, small hand basin set into onto storage unit & metro tiled shower cubicle with glass sliding door. Chrome ladder style towel rail. Wooden floor. Inset ceiling lights.





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.

**GARDEN:** The garden lies to the side of the property, with extensive, well planted borders, central area of lawn & greenhouse, enjoying views over a large pond and farmland to the side.

**SERVICES:** Mains electricity, water and drainage are connected. Electric heaters. photovoltaic (PV) solar system.

**FLOOR AREA:** House - 111m<sup>2</sup> (1,195 ft<sup>2</sup>) approx. & Annexe - 25m<sup>2</sup> (269ft<sup>2</sup>) approx.

**EPC Rating:** 'TBC'

**COUNCIL TAX BAND:** 'D'

**LOCAL AUTHORITY:** Rother District Council

**TENURE:** Freehold

**TRANSPORT LINKS:** For the commuter Rye railway station provides a service eastwards, via Ashford International to St. Pancras in London and to Europe, whilst London Bridge, Waterloo, Charing Cross and Cannon Street can be accessed via the Hastings & Eastbourne line to the west at Battle, Robertsbridge or Etchingham to the north.

The Motorway network (M20) can be easily accessed at Junction 9 or 10 near Ashford or Junction 5 (M25) near Sevenoaks via the A21.

**DIRECTIONS:** Travelling south on the A28 through Northiam, turn left opposite the primary school, B2088 towards Beckley and Rye. Pass the church on the left and continue down the hill, Barley cottage will be found on the left, shortly before Horseshoe Lane on the right.

**What3Words (Location):** [///room.supply.oiled](https://www.what3words.com/room/supply/oiled)

**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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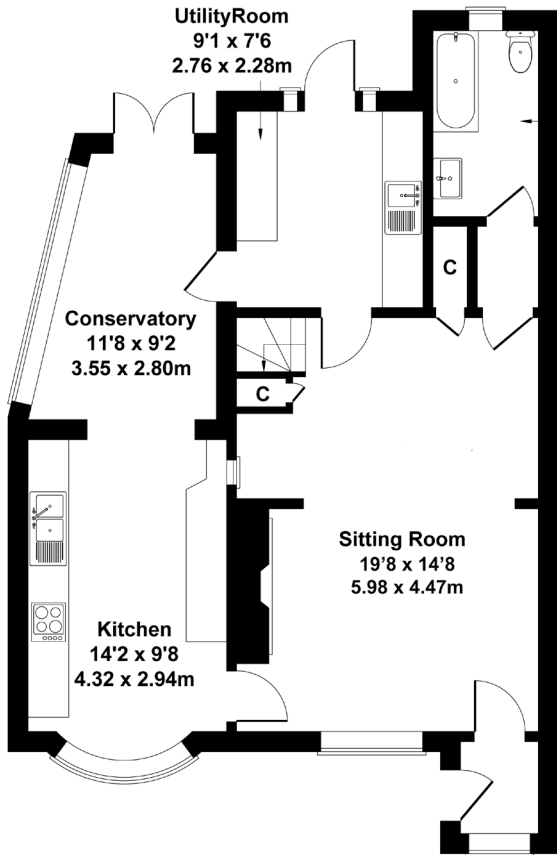
**EMAIL: SALES@MOLONEYCOUNTRYPROPERTY.COM**

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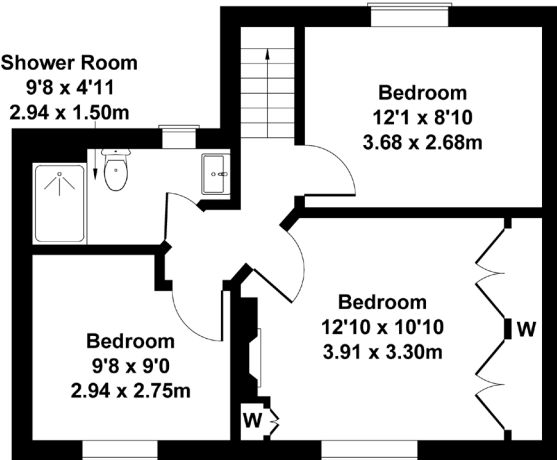
**TELEPHONE: 01797 253000 or 01580 212828**

# Barley Cottage

Approximate Gross Internal Area  
1195 sq ft - 111 sq m

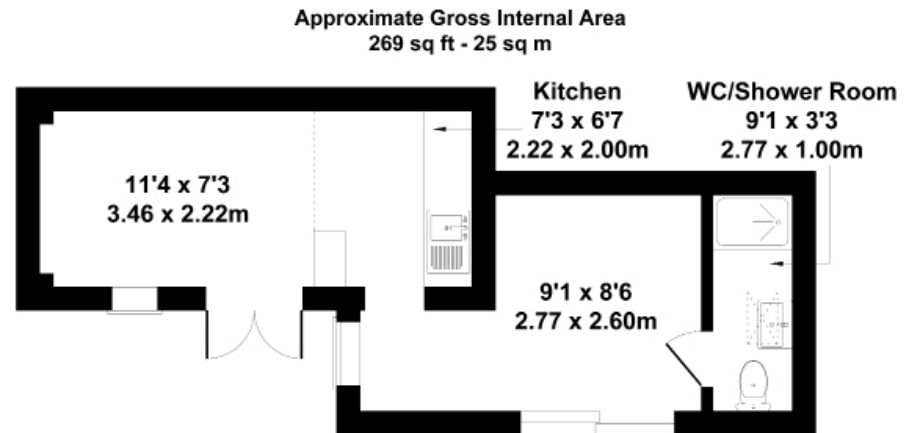


GROUND FLOOR



FIRST FLOOR

Not to Scale.  
For Illustrative Purposes Only.



ANNEXE

EMAIL: SALES @ MOLONEYCOUNTRYPROPERTY.COM

TELEPHONE: 01580 212828 & 01797 253000

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