



Moloney
COUNTRY PROPERTY



OAK COTTAGE RURAL PEASMARSH

OAK COTTAGE, TANHOUSE LANE, PEASMARSH, RYE, EAST SUSSEX. TN31 6UY

A BEAUTIFULLY SITUATED, GRADE II LISTED, 5 BED CHARACTER FAMILY HOME, WITH OLD WORLD CHARM, DATING BACK TO THE LATE 17TH CENTURY, SITTING IN JUST OVER 0.5 ACRES OF WELL ESTABLISHED GARDENS AND GROUNDS, ADJOINING COUNTRYSIDE AND ENJOYING ALL-ROUND RURAL VIEWS WITHIN THE HIGH WEALD AONB, A SHORT DISTANCE FROM LOCAL AMENITIES AND A FEW MINUTES DRIVE TO THE HISTORIC CINQUE PORT TOWN OF RYE. BENEFITING FROM GOOD SIZE ACCOMMODATION INCLUDING 3 RECEPTION ROOMS, KITCHEN/BREAKFAST ROOM, STUDY, 5 BEDROOMS OVER 2 FLOORS AND 2 BATHROOMS. DETACHED GARAGE WITH PLANNING PERMISSION TO EXTEND WITH ROOM OVER, AMPLE PARKING.

ACCOMMODATION LIST: SITTING ROOM, DINING ROOM, MORNING ROOM, KITCHEN/BREAKFAST ROOM & UTILITY/LARDER, STUDY, BOOT ROOM, BATHROOM, REAR PORCH. FIRST FLOOR LANDING, 2 DOUBLE BEDROOMS, BEDROOM 3/NURSERY, FAMILY BATHROOM, 2ND FLOOR LANDING WITH 2 BEDROOMS. LARGE FRONT GARDEN, EXTENSIVE GRAVEL DRIVEWAY PROVIDING AMPLE PARKING, DETACHED GARAGE, PAVED TERRACE, BBQ AREA, TIMBER STORE, GREENHOUSE. ENJOYING ALL-ROUND VIEWS OVER ADJOINING COUNTRYSIDE.



Old Oak Stable Door to:

SITTING ROOM: Window to the front. Large, exposed brick inglenook fireplace with bressummer beam over, inset with basket for open fire on brick hearth, storage cupboard to side. Extensive exposed wall and ceiling timbers. Wooden floor. Door to kitchen, door to:

DINING ROOM: Window to the front. Extensive exposed timbers. Exposed brick fire surround, (currently not in use). Glazed wooden door to:

MORNING ROOM: French doors leading out to the side terrace, window to the front. Exposed brick wall, inset with cast iron fire on tiled hearth. Ornate ceiling roses & coving.

KITCHEN/BREAKFAST ROOM: Two windows enjoying far reaching rural views to the rear. Fitted with range of painted base and wall units with wood effect worktop over, inset with double bowl, single drainer ceramic sink unit. Tiled splash-backs. Plumbing for dishwasher, space for range style cooker with light/extractor over and tiled splash-back. Matching dresser unit with glazed display cupboards and cupboards below. Extensive exposed ceiling timbers. Tiled floor. Door with stairs to the first floor, understairs storage cupboard. Space for table. Door to:

UTILITY/LARDER: Small window to side. Part vaulted ceiling. Storage shelves, space for wine racks, plumbing for washing machine and space for further appliances. Matching tiled floor.

GUIDE PRICE £1,350,000



STUDY: Two windows to the side and door to the front. Exposed ceiling beams. Extensive bookshelves.

BOOT ROOM: Door to rear porch. Extensive exposed wall and ceiling beams. Old tiled floor. Door with step up to:

BATHROOM: Obscure glazed window to side. Fitted with white suite comprising WC with high level cistern, pedestal hand basin, bath with central taps and Bristan shower over. Part tiled walls.

Stairs to:

FIRST FLOOR LANDING: Window to the rear enjoying far reaching rural views. Stairs to the second floor. Part sloping ceiling, extensive exposed timbers, wooden floor.

BEDROOM ONE: Window to the front enjoying views over adjoining countryside. Fire surround inset with duck's nest cast iron basket. Extensive ceiling beams, wooden floor. Shelled storage cupboard.

BEDROOM TWO: Window to the front enjoying views over adjoining countryside. Extensive exposed timbers, wooden floor. Fire surround inset with duck's nest cast iron basket.

BEDROOM THREE/NURSERY: Windows to side. Extensive exposed timbers. Part sloping ceiling.

BATHROOM: Window to the rear enjoying far reaching rural views. Fitted with white suite comprising WC, free standing claw foot bath & feature Italian glass hand basin set onto old wooden surround. Extensive exposed timbers, wooden floor.

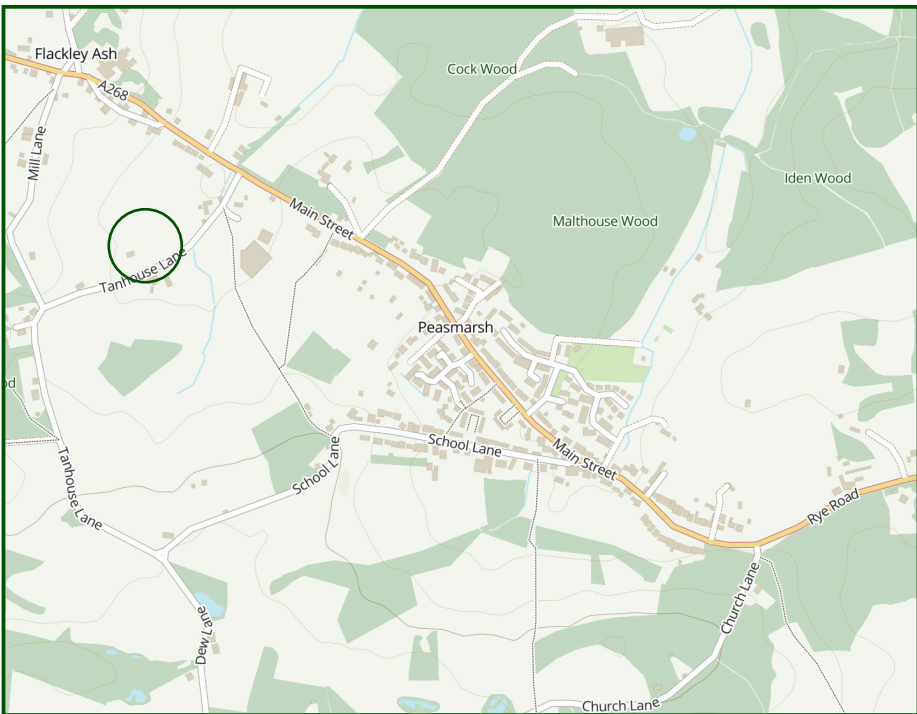
Stairs to:

2ND FLOOR LANDING: Part sloping ceiling, exposed beams. Wooden floor.

BEDROOM: Window to the side. Sloping ceiling with extensive exposed timbers. Eaves storage space.

BEDROOM: Window to side. Sloping ceiling with extensive timbers & cross beam. Wooden floor. Eaves storage space.





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.

OUTSIDE: Approached from the lane over an extensive gated gravel driveway providing ample parking and giving access to the detached timber garage, which has planning permission to extend (RR/2024/956/P). A gravelled pathway leads from the drive to the front door. A second pedestrian access with old paved pathway leads to the front door directly from the lane. The property is well set back, the front garden is mainly laid to lawn, interspersed with trees and shrubs. To the rear of the garage is large timber store and a greenhouse. The rear garden is again mainly laid to lawn with a terrace area to the side of the morning room & barbecue area to the rear, with all-round fenced and hedged boundaries adjoining farmland to all sides and enjoying far reaching rural views.

SERVICES: Mains water & electricity are connected, smart eco-electric radiators. Private drainage.

FLOOR AREA: 226 m² (2,433 ft²) Approx.

EPC RATING: 'N/A'

LOCAL AUTHORITY: Rother District Council.

COUNCIL TAX BAND: 'G'

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 line to the west at Battle, Robertsbridge or Etchingam to the north.

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

DIRECTIONS: From Northiam on the A28 take the B2088 towards Beckley and Rye. proceed through Beckley and at the junction turn right towards Peasmarsh on the A268. On descending the hill entering Peasmarsh turn right, bear right and Oak Cottage will be found 250m on the right hand side.

What3Words (Location): ///horns.converged.photocopy

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

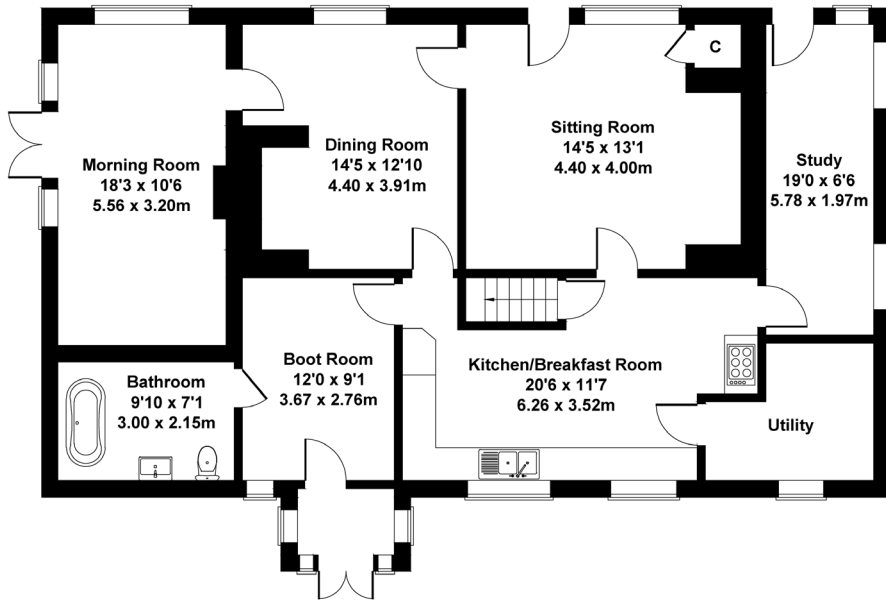
MOLONEYCOUNTRYPROPERTY.COM

EMAIL: SALES@MOLONEYCOUNTRYPROPERTY.COM

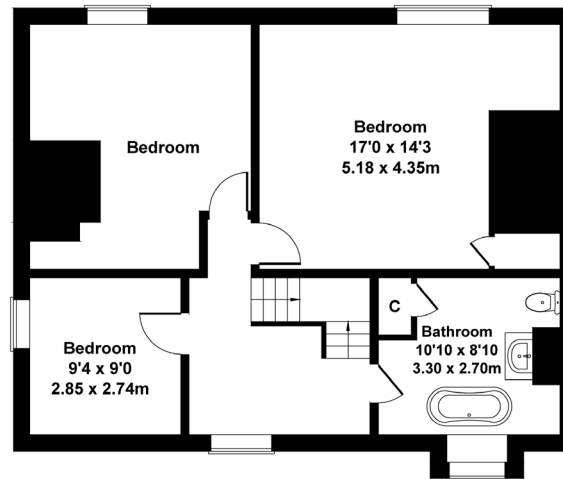
TELEPHONE: 01797 253000 or 01580 212828

Oak Cottage

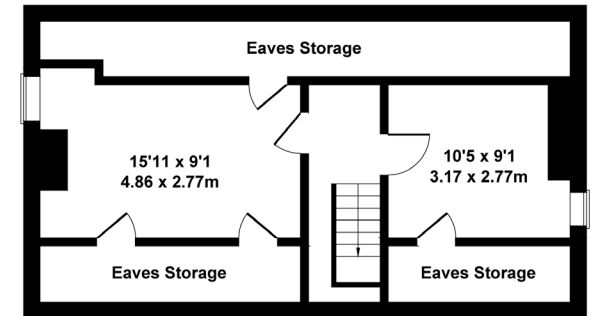
Approximate Gross Internal Area
2433 sq ft - 226 sq m
(Excluding Eaves Storage)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

EMAIL: SALES @ MOLONEYCOUNTRYPROPERTY.COM

TELEPHONE: 01580 212828 & 01797 253000

OAK COTTAGE, TANHOUSE LANE, PEASMARSH, RYE, EAST SUSSEX. TN31 6UY

