



York Cottage Pottery Lane, Brede Rye TN31 6HB



welcome to

York Cottage Pottery Lane, Brede Rye

A one bedroom grade II listed cottage built in circa 1600 set in Brede with access to convenience stores and close to Rye and other neighbouring villages. The property is accessed via private front door into porch leading directly into the kitchen with further door into living room with original features. The first floor overs one double bedroom with en suite toilet and additional bathroom. The property has garage with off road parking and extensive front and side gardens.



Entrance Porch

Double glazed windows to front side and rear aspect leading to

Entrance Hall

Storage cupboards with doors off to

Living Room

13' 5" x 16' 2" into log burner (4.09m x 4.93m into log burner)

Single glazed windows to front and side aspects, exposed flooring, low ceilings, log burner and storage heater.

Kitchen

14' 5" x 6' 6" (4.39m x 1.98m)

A range of wall and base units with one bowl sink and drainer unit, freestanding cooker, freestanding white goods, fuse board cupboard, hot water tank and single glazed window to rear aspect.

Bedroom One

13' 4" x 13' 2" (4.06m x 4.01m)

Single glazed windows to front and side aspect, electric storage heater and eves storage.

En Suite

Pedestal wash hand basin and wc.

Bathroom

Single glazed window to rear aspect, wc, wash hand basin and shower.



Ground Floor

First Floor

Total floor area 70.4 m² (758 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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York Cottage Pottery Lane, Brede Rye

- Grade II Listed Cottage
- One Double Bedroom
- Lounge
- Kitchen
- Wet Room with Additional WC
- Garage with Off Road Parking
- Extensive Front and Side Gardens

Tenure: Freehold EPC Rating: F

guide price

£240,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
HAS121285 - 0003

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