



EQUUS

Country & Equestrian



STOCKS BARN



STOCKS BARN, Udimore Road, Rye, East Sussex TN31 6AY

A view to buy for! with adjoining 12.5 acres (*TBV) of gently sloping pastureland, a barn conversion with undoubtedly one of the most stunning far-reaching views to the rear over the Tillingham Valley, an Area of Outstanding Natural Beauty, with surrounding picturesque walks and bridleways. Currently the land is used for a private airstrip (short take-off and landing) suitable for flying light sport and microlight aircraft and with an aircraft hangar and agricultural barn, but also general enjoyment by the current owner.

The Barn is attached on one elevation to an adjoining Oast house and the gardens and land wrap around three sides offering good seclusion to the whole. The glorious three-bedroom part vaulted well-presented accommodation includes a plethora of beams and timbers with a feature central staircase leading up to a first-floor gallery and atrium with floor to ceiling windows offering the most fantastic views across the garden, air strip, pasture and valley below. Within the grounds there is also a small productive vineyard and winery building. For those with equestrian interests there is good space to add stabling and a riding arena within the grounds (subject to permissions).

The tucked away, semi-rural location of the property on the edge of Udimore (NOTE: this property is NOT on the road, it set back off the road and behind a large Farmhouse, so very private) offers a chance to enjoy a rural lifestyle yet be in easy reach of extensive shopping, sporting and recreational amenities at the Ancient Cinque Port Town of Rye just a short drive away.

SITUATION & AREA AWARENESS

The Property occupies a tucked away semi rural location on the edge of Udimore and is approached to the front via a shared private drive onto a hardstanding parking area.

Udimore village has a charming Norman church dating from 1170, village hall, and two local pubs including the Kings Head and The Plough. The nearby Ancient Cinque town of Rye, with its pretty cobbled streets and period buildings offers a good range of amenities; a selection of shops, local inns and restaurants and many sporting opportunities. The seaside town of Hastings is approximately 10 miles distant offering further shopping and recreational facilities while further afield are the market towns of Battle, Tenterden and Ashford with its large McArthur Glen designer outlet retail park. Leisure activities in the area include local thriving tennis, sailing, and links golf clubs as well as opportunities for riding, and kite surfing on the nearby Camber Sands Beach, fishing from Winchelsea Beach and walking in the surrounding countryside. Schools: There are several highly regarded schools in the area including Vinehall, St Ronan's, Marlborough House, Claremont, Buckswood, and Cranbrook Grammar School. Road end Nursery is within 1 mile while Broad Oak Primary School is within 2 miles and both Icklesham and Beckley Primary Schools are within 5 miles both of which have been voted in East Sussex's top 10 primary schools. Rye approximately 3.5 miles away offers further nursery schools, state primary school and secondary school. Travel and Transport: Rye Station is 3.5 miles distant, offers direct links to Ashford station with 37 minute service to London St. Pancras which is just 5 minutes walk to Kings Cross. The M20 can be joined at Ashford via the A259 and A2070 with connections to the M25 and Dover Ferry Port.

ACCOMMODATION - refer to the floorplan

The glorious, part vaulted accommodation includes a plethora of beams and timbers throughout with a feature central staircase leading up to a first floor gallery and atrium with floor to ceiling windows offering the most fantastic views across the garden, air strip, pasture and valley beyond.

On the ground floor the SITTING ROOM has oak flooring as well as a wood burner and adjoins a beamed DINING AREA. The KITCHEN is fully fitted with oak base and wall units, solid Silestone work surface, fitted AEG ovens, fitted dishwasher and fridge freezer. UTILITY ROOM with WC and wash hand basin.

On the FIRST FLOOR a vaulted beamed gallery leads to the MASTER BEDROOM WITH ENSUITE SHOWER ROOM, 2 FURTHER BEDROOMS AND A FAMILY BATHROOM with bath and shower over.

AIRSTRIIP-PRIVATE

The runway is suitable for Light sport Aircraft , micro lights and light GA.

The 300m grass airstrip is "altiport" style with uni directional take-off and landing limited by weather conditions. Landing: first 100m 1 degree upslope, next 200m 3-4 degree upslope.

Best suited to light G.A. or microlight aircraft. Operated for 23 years on the "28 day" rule without one complaint, approach / descent zone over uninhabited area and the property's own boundary. upslope landing 300m is, in the pilots view, is about the equivalent to 450m on the level. Border Force " certificate of agreement" in place.

N.B. Interested parties must visit to inspect the airstrip layout by foot prior to flying in which is PPR only.

OUTBUILDINGS

HANGER 1 - 12m x 7m - Galvanised steel Pole barn structures, with planning as an aircraft hangar.

BARN 2 - 12m x 6m - Galvanised steel Pole barn structure for general agricultural use.

Both have open floors and the main stanchions are concreted into the ground.

WINERY & WORKSHOP - split into 2 of concrete and brick construction with power and water and drains.

GARAGE - 2 open fronted bays.

MATERIAL INFORMATION & SERVICES

TENURE: Freehold.

AREA DESIGNATION: Area of Outstanding Natural Beauty (AONB) & Conservation Area.

PROPERTY TYPE: Attached at one end to the neighbouring residential Oast.

PROPERTY CONSTRUCTION: Timber framed with concrete ring foundations. The Curtilage is listed.

NUMBER & TYPE OF ROOM/S: 3 bedrooms / 2 receptions / 2 shower/baths - see attached floor plans.

PARKING: Multiple / off road / 2 bay open fronted parking.

FLOOD RISK: Nil.

TITLE NUMBER/S: ESX255943 and ESX261501

LOCAL AUTHORITY: ROTHER DC / TAX BAND: G

EPC RATING: C 70/81 - Certificate number 9320-2638-9490-2704-1361. Full ratings & advisories/estimated costs are now online at the .gov web site:

<https://find-energy-certificate.digital.communities.gov.uk/>

SERVICES

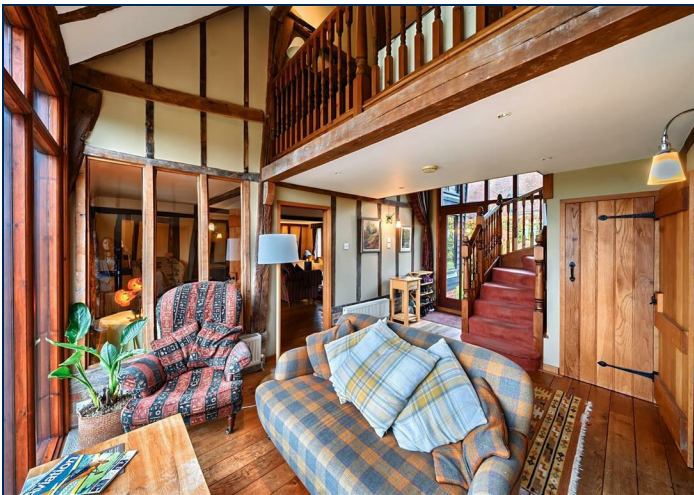
HEATING: Oil with further Immersion heater /

SEWAGE: Shared private clear water system (Titan) with Licence.

WATER SUPPLY: Mains / ELECTRICITY SUPPLY: Mains.

BROADBAND: Fibre to premises - see useful website links.

MOBILE COVERAGE: 4G and 5G - see useful website links.





LAND & GARDENS

The whole site is 12.5 acres (*TBV) and is on two titles and is mostly pasture. TITLE NUMBER/S: ESX255943 and ESX261501.

The rear garden is a particular feature of the property. The pond and fountain is set in the centre line of the picture window and allows a distant view across the and towards the Tillingham Valley.

There is also a small 'Gin Patio' with a mature Olive Tree and the patio floor is made up of a Mosaic tiles from Lucca in Italy.

The current owners have planted an assortment of trees over the years and also planted a productive Vineyard (x100 Vines) with Seval Blanc grapes; trees specimens include Cherry trees, Chestnut, Ash, Cricket Bat Willow, Cobnuts and apple and Pear.

The acreage and or land shown / stated on any map and or screen print for the property is *TBV – (To Be Verified), which means that the land has not been formally measured and or verified by Equus and or its sellers/clients. A Title Plan from Land Registry will have been acquired, where available, showing the boundary and acreage. Otherwise, an online measuring tool will have been used to 'check' the acreage against the Land Registry Title where possible. Interested applicants / buyers are advised that if they have any doubts as to the plot size and wish to have verification of the titles and exact area of the entire plot/s, they will be required to make their own arrangements, at their own cost, by appointing the services of a Solicitor acting on their behalf and an accredited / qualified company who can measure the area for a compliant Land Registry Title Plan.

RIGHTS OF WAY - The neighbours has a right of access to the rear to their field. Their is also a shared drive up to a point and then the Oast drive splits off their house.

HELPFUL WEBSITE LINKS

We recommend that you visit the local authority website pertaining to the property you are interested in buying for all the planning consents / restrictions / history and the following websites for more helpful information about the property and surrounding local area before proceeding in a purchase:

www.goodschoolsguide.co.uk | www.homecheck.co.uk | www.floodrisk.co.uk | www.environment-agency.gov.uk - www.landregistry.gov.uk | www.homeoffice.gov.uk | www.ukradon.org

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/broadband-speeds/broadband-basics>

DIRECTIONS

Travelling south on the B2089 towards Rye on the Udimore Road, on entering Udimore look out for the Kings Head Public House on the right and travel for 0.7 mile and the shared entrance will be on the left, a small white name plaque will have the name on it , turn in to the drive and drive on to the area of car parking, the barn will be on the left.

What3words

flashing.backyards.defaults will take you to the car parking area

VIEWING ARRANGEMENTS

All Viewings are strictly by Appointment with the Vendors' Agent

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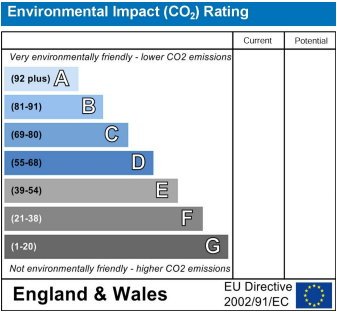
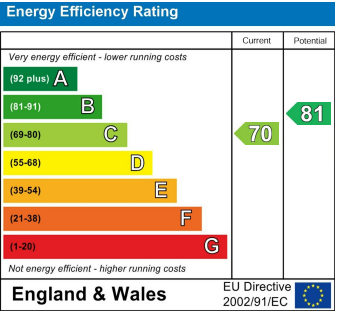


Guide price £920,000

Approximate Area = 1527 sq ft / 141.8 sq m (excludes void)
Limited Use Area(s) = 8 sq ft / 0.7 sq m
Outbuilding = 263 sq ft / 24.4 sq m
Total = 1798 sq ft / 166.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Equus Property, REF: 1208443



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