

**RUSH
WITT &
WILSON**



**Manor Farm Oast Windmill Lane, Icklesham, Winchelsea, East Sussex TN36
4WL**

Guide Price £950,000

Rush Witt & Wilson are pleased to offer a substantial detached converted oast house in a rural setting.

The property is accessed from the lane via a shared private drive and will undoubtedly appeal to a variety of buyers being considered suitable for large or extended family occupation, home / income (having operated for many years as a successful B and B) or for those seeking space to work from home.

The spacious and versatile accommodation is arranged over two floors and comprises five bedrooms, four with ensuite facilities, family bathroom and a separate shower room. Five reception rooms. Kitchen and utility.

There is extensive garaging and further parking to the front and side. Good size well managed formal garden with summerhouse.

For further information and to arrange a viewing please contact our Rye Office 01797 224000

Locality

The property forms part of a farming hamlet on the outskirts of the popular Sussex village of Icklesham located between the Ancient Cinque Port town of Rye and historic coastal town of Hastings. Local amenities include public houses / restaurants, community hall, primary school and parish church.

Beautiful undulating country side surrounds the village with many rural walks. At nearby Winchelsea Beach there is access to miles of open shingle beach which extends from the cliffs at Fairlight to a nature reserve in Rye Harbour, this forms part of the stunning coastline of the Rye Bay which is also home to the famous Camber Sands.

Further shopping, sporting and recreational facilities can be found in the neighbouring towns of Rye and Hastings, each only a short drive away.

Reception Area

Dining Room

15'2" diameter (4.64 diameter)

Located in one of the roundels with two windows to the front. Connecting door way to snug.

Snug

10'10" x 9'1" (3.31 x 2.79)

Window to the side.

Kitchen

15'11" diameter (4.87 diameter)

In the central roundel and the hub of the house with doorways connecting to the reception area and inner lobby. There are two windows to the front. Fitted with a range of traditional style cupboard/ drawer base units and matching wall mounted cabinets. Island unit. Space and point for Calor gas fired range. Upright unit with electric oven. Worktop with inset sink.

Inner Lobby

with double doors from the living room. This connects the kitchen with a further reception room and conservatory.

Reception Room

15'9" diameter (4.82 diameter)

The third roundel with two windows to the front. Considered suitable for a variety of uses including home office, family room or even a ground floor bedroom.

Conservatory

14'1" x 13'3" (4.3 x 4.05)

Triple aspect with door to the side. Enjoys a pleasant southerly aspect overlooking the garden.

Living Room

23'9" x 18'5" (7.25 x 5.63)

A spacious double aspect room with window to the rear and sliding door to the side opening to terrace and garden. Feature brick fireplace with inset log burner.

Utility Area

5'10" x 5'2" (1.8 x 1.6)

Door to integral garage.

Shower Room

8'6" x 4'9" (2.61 x 1.45)

Shower cubicle, wash basin and wc. Heated towel rail.

First Floor

A spacious landing with small gallery and window to the front.

Main Suite

Located at the front and incorporating two of the roundels.

Bedroom

15'8" diameter (4.79 diameter)

Two windows to the front.

Study Area

9'2" x 5'10" max (2.8 x 1.78 max)

Dressing Area

9'10" x 6'6" (3 x 1.99)

With built in wardrobes.

Bathroom

14'5" x 7'1" (4.4 x 2.17)

Large double ended bath, pedestal wash basin and wc. Separate shower cubicle. Windows to front and side.

Bedroom

15'7" diameter (4.77 diameter)

Two windows to the front.

Bedroom

18'8" x 11'5" (5.7 x 3.48)

Two windows to the side. Pleasant rural views are enjoyed over adjoining fields.

Ensuite Bathroom

8'6" x 8'4" (2.6 x 2.56)

Corner bath, wash basin and wc. Window to the rear.

Bedroom

13'6" x 11'5" (4.12 x 3.5)

Window to the rear. Wash basin

Ensuite Bathroom

5'8" x 4'4" (1.73 x 1.33)

Panel bath and wc. Window to the rear.

Bathroom

8'10" x 8'3" (2.7 x 2.53)

A shaped panel bath with mixer tap and shower / screen over. Pedestal wash basin and wc. Heated towel rail. Window to the rear.

Bedroom

13'8" x 11'10" (4.18 x 3.63)

Two windows to the side. Wash basin.

Ensuite shower room

5'10" x 4'9" (1.8 x 1.47)

Shower cubicle and wc.

Outside

A gravel hardstanding to the front provides parking. There is space to park further cars in front of the garages to the side.

The good size garden is predominately to the front and side, is part walled and enjoys a southerly aspect.

There are a variety of mature trees and established shrubs.

SUMMERHOUSE with veranda. Raised terrace with greenhouse.

Integral Garage

17'0" x 11'1" (5.2 x 3.4)

Up and over door to the side. personal door to utility area. Light and power connected. Floor standing oil fired boiler.

Large attached single garage

19'4" x 9'0" (5.9 x 2.75)

Up and over door. light and power connected.

Detached Double Garage

21'3" x 18'4" (6.5 x 5.6)

A double width garage with single door access. Light and power connected.

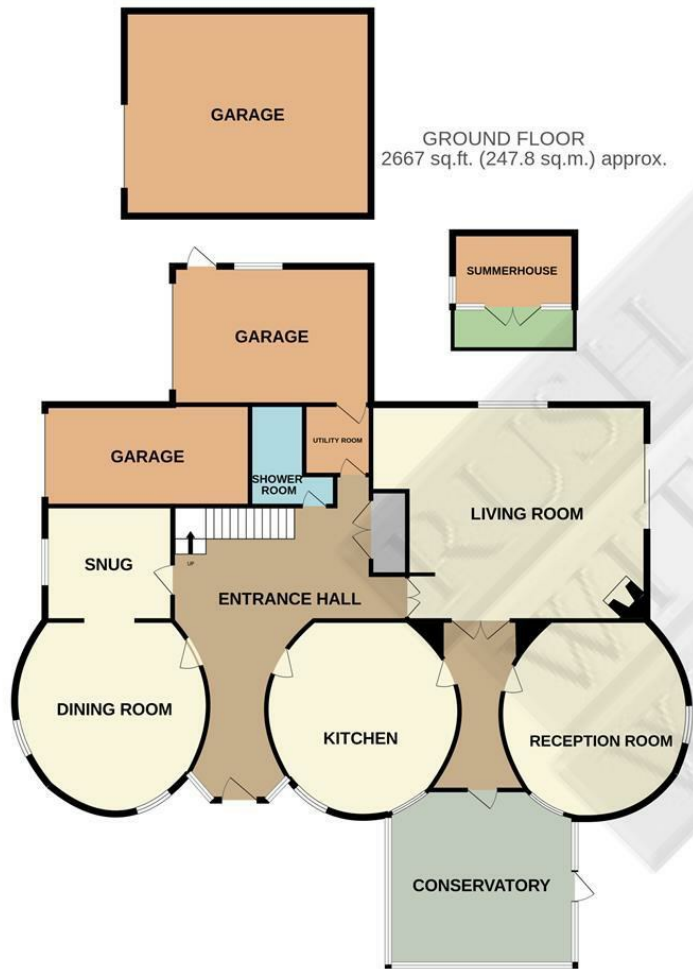
Agents Notes

The property has been operating for some years as a successful Bed and Breakfast business, if an interested party wants to continue further details are available on request.

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax: Band G



TOTAL FLOOR AREA: 4474 sq.ft. (415.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	
Current	Potential
	77
	51

Very energy efficient - lower running costs
 (92-100) A
 (81-91) B
 (69-80) C
 (55-68) D
 (39-54) E
 (21-38) F
 (1-20) G
 Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ emissions
 (02-10) A
 (11-51) B
 (52-80) C
 (81-100) D
 (101-150) E
 (151-200) F
 (201-250) G
 Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

