

**RUSH  
WITT &  
WILSON**



**Point Farm Camber Road, Camber, Rye, East Sussex TN31 7QS**  
**Offers In Excess Of £1,500,000**



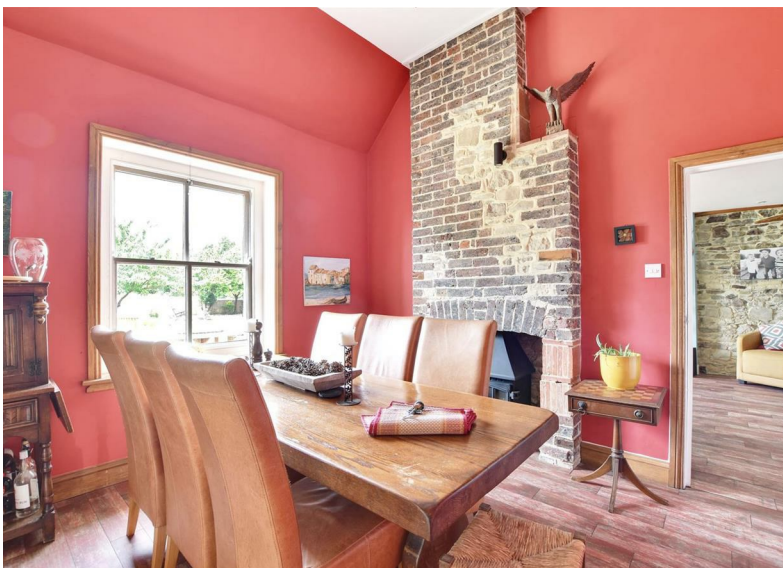
**Rush Witt & Wilson are pleased to offer the opportunity to acquire a unique property located between the ancient town of Rye and coast village of Camber, opposite The Rye Golf Club.**

**Thought to date from the early 1800s this character stone farmhouse was more recently sympathetically renovated to form a substantial family home or home / income.**

**Used previously as a successful B and B there are four generously proportioned ensuite rooms with breakfast room. The main accommodation comprises living room, dining room, kitchen, main suite comprising bedroom, dressing room and shower room, home office, boot room, two further double bedrooms on the first floor and a family bathroom. The property benefits from Solar Panels.**

**The gardens and grounds including the lake extend to over 10 acres. There are formal gardens, paddocks, a former sand school and large well stocked carp lake. Stable block, barn and swimming pool.**

**For further information and to arrange a viewing please call our Rye Office 01797 224000.**



**Entrance Hallway**

Door to the side, this section of the house has previously been used as bed and breakfast accommodation and comprises four ensuite rooms.

**Bedroom**

12'9" x 11'4" (3.9 x 3.47)  
Triple aspect with windows to the front and side. Double doors open to courtyard.

**Shower Room**

7'3" x 4'11" (2.23 x 1.51)  
Shower cubicle, wash basin and wc. Heated towel rail.

**Bedroom**

11'9" x 11'7" (3.6 x 3.54)  
Double aspect, windows to the side and rear.

**Shower Room**

8'9" x 4'11" (2.69 x 1.50)  
Shower cubicle, wash basin and wc. Heated towel rail.

**First Floor Landing**

Two skylights to the side.

**Bedroom**

17'10" x 12'9" (5.44 x 3.90)  
Window to the front looking towards the lake and golf course beyond.

**Shower Room**

7'5" x 5'0" (2.28 x 1.53)  
Shower cubicle, wash basin and wc. heated towel rail.

**Bedroom**

12'2" x 11'5" (3.73 x 3.5)  
Window to the rear over looking paddock and our over the Romney Marsh.

**Shower Room**

7'5" x 4'11" (2.27 x 1.50)  
Shower cubicle, wash basin and wc. Heated towel rail.

**Breakfast Room**

12'1" x 10'6" (3.69 x 3.22)  
Double doors to the rear open to courtyard. Skylight to the rear.

**Kitchen**

15'11" x 13'6" (4.87 x 4.12)  
The kitchen links the two wings of the house.  
Fitted with a range of traditional style cupboard / drawer base units and matching wall mounted cabinets. Complementing worktops. Island unit. Space and point for range. Door and windows to the rear. Steps rise to the dining room.

**Dining Room**

11'7" x 11'6" (3.54 x 3.53)  
Window to the front. Feature exposed stone wall and chimnet breast with inset log burner.

**Living Room**

27'11" x 11'3" (8.51 x 3.43)  
Brick chimney with inset log burner. Windows / door to the front. Stairs to first floor. Steps descend to a small cellar.

**Bedroom**

11'5" x 11'3" (3.49 x 3.45)  
Windows to front and side.

**Bedroom / Dressing Room**

11'9" x 10'9" (3.59 x 3.29)  
Window to the side and rear. This room is currently being used as a dressing room. Range of built in wardrobes.

**Shower Room**

8'2" x 8'1" (2.5 x 2.47)  
Large walk in shower area. Two wash basins and wc. Skylight. Heated towel rail.

**Cloakroom**

3'10" x 3'8" (1.18 x 1.13)  
Wash basin and wc.

**Office / Bedroom**

10'2" x 7'6" (3.11 x 2.29)  
Window to the rear.

**Utility Area / Boot Room**

8'5" x 7'9" (2.57 x 2.38)  
Space and plumbing for washing machine. Wall mounted boiler.

**First Floor Landing**

**Bedroom**

11'7" x 10'4" (3.54 x 3.16)  
Window to the rear.

**Bedroom**

12'8" x 11'5" (3.87 x 3.48)  
Window to the front. A 'secret' leads to a concealed eaves storage. Limited head height. Skylight to the rear.

**Bathroom**

8'0" x 7'4" (2.46 x 2.26)  
Double ended bath, central tap and shower wand. Semi recessed wash basin wc. Separate shower cubicle. Skylight to the side.

**Outside**

The grounds extend to over ten acres and comprises formal garden, sadn school, paddocks and a large well stock lake.

**Stable Block**

A substantial timber building arranged around a central year.

**Tack room**

14'4" x 11'1" (4.37 x 3.38)

**Store Room**

19'4" x 11'4" (5.9 x 3.46)

**Four Loose Boxes - Each approx.**

11'5" x 11'1" ( 3.5 x 3.4)

**Barn**

45'1" x 41'0" (13.75 x 12.5)  
Substantial open fronted barn with potential.

**Swimming Pool Enclosure**

42'7" x 21'11" (13 x 6.7)  
Opportunity to create a great entertaining space.

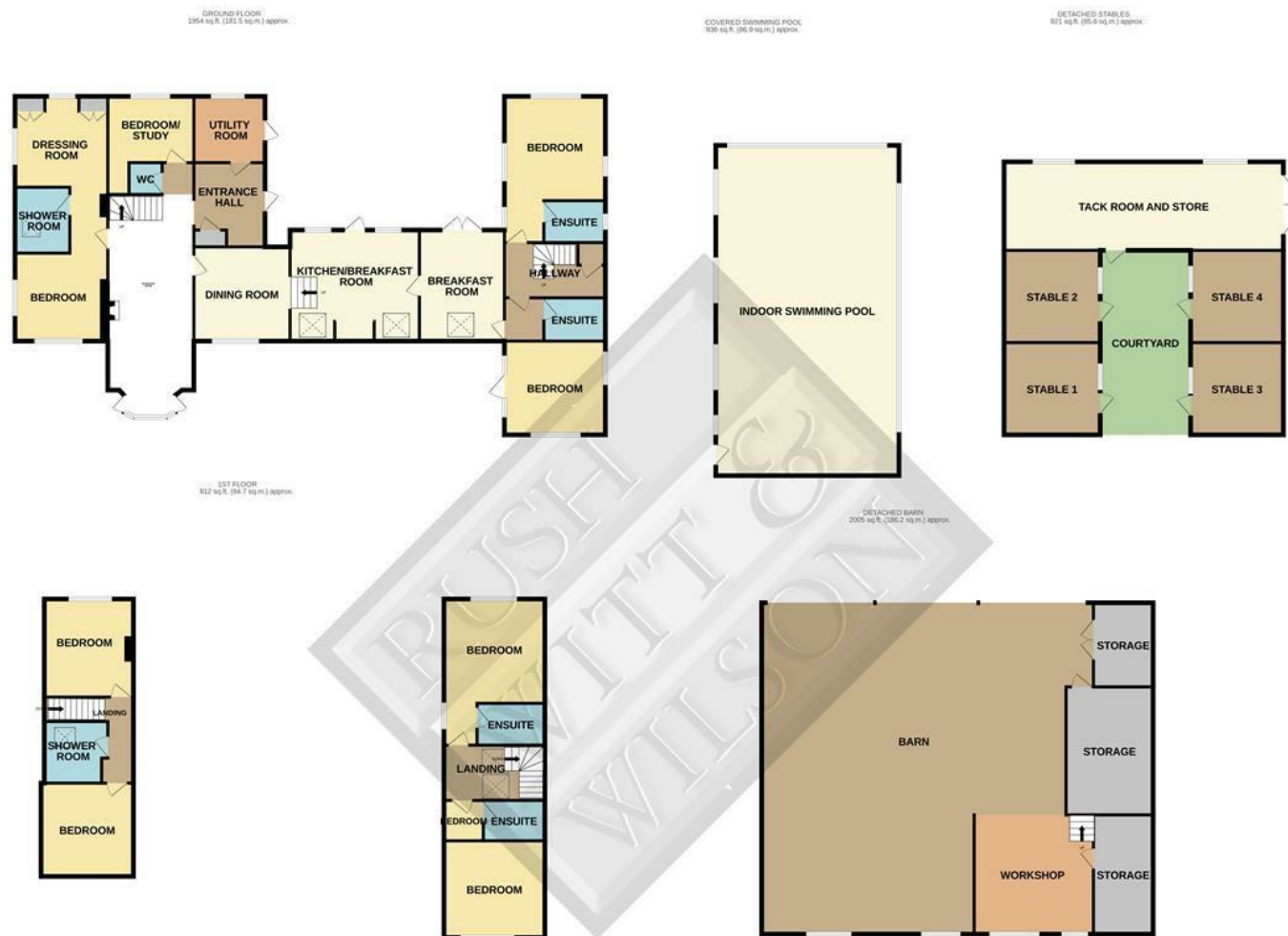
**Agents Notes**

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.  
The property benefits from Solar Panels, further information on request.  
Council tax: Band F







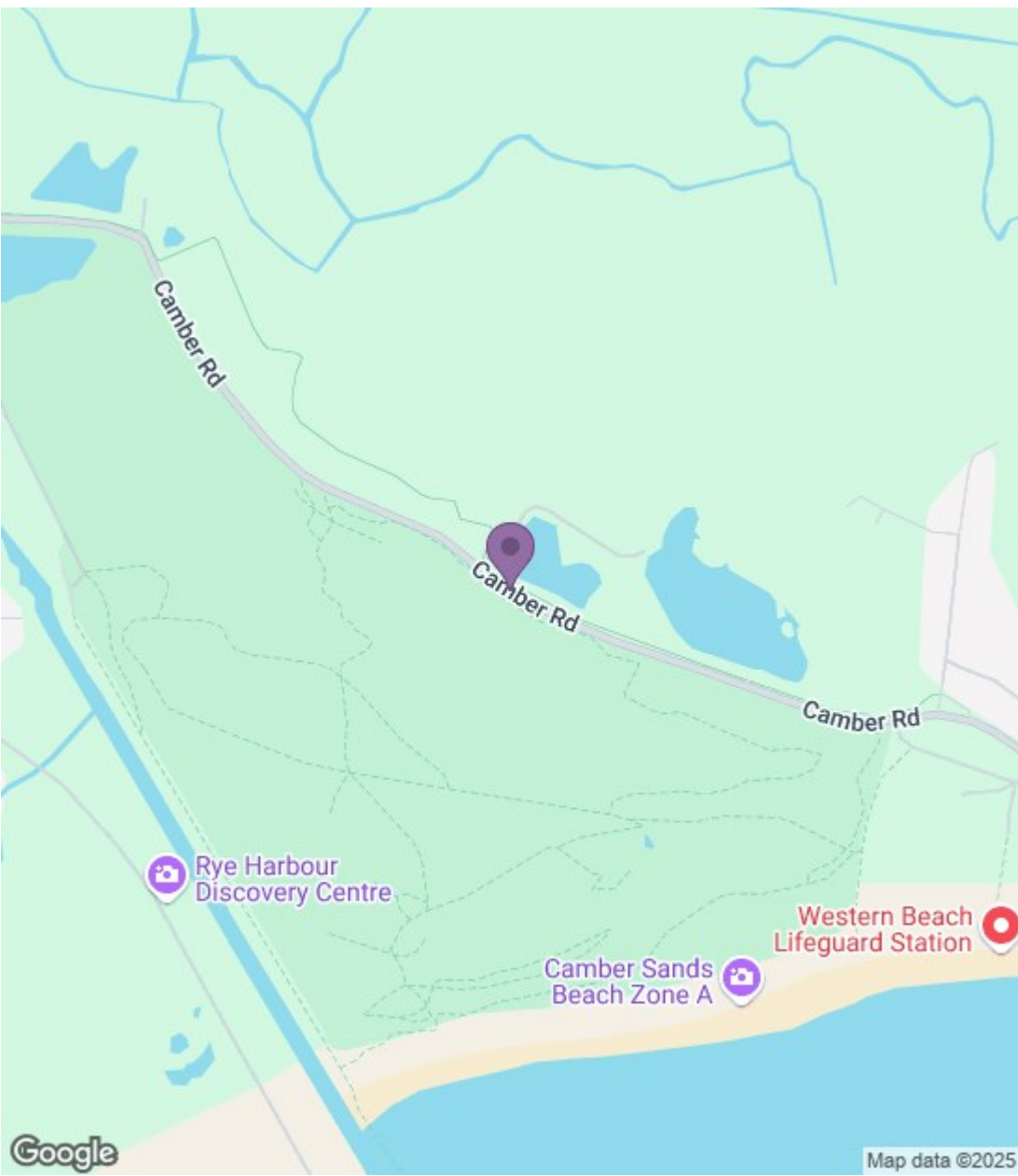


TOTAL FLOOR AREA : 6727 sq.ft. (625.0 sq.m.) approx.

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
Very energy efficient - lower running costs		
(92 plus) 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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