

**RUSH  
WITT &  
WILSON**



**Pound House Udimore Road, Rye, East Sussex TN31 6AY  
£870,000**



**Rush Witt & Wilson are delighted to offer this impressive 17th century detached Grade II listed former Oast house with stunning far reaching views across Tillingham Valley and beyond. This characterful home has three reception, four bedrooms, conservatory, parking for several cars, double garage/studio and period features throughout. The accommodation comprises on the ground floor an entrance hallway, ground floor WC, kitchen/ dining room, an impressive grand high ceiling drawing room with gallery adding a touch of grandeur to the space, sitting room with stunning views, another kitchen / breakfast room and side conservatory. On the first floor the accommodation comprises a master bedroom with large en-suite bathroom, and a further three double bedrooms and second family bathroom. Outside the extensive garden beckons you to enjoy the outdoors with stunning views across the valley creating a picturesque backdrop for relaxing or entertaining. The property benefits from a large double garage that has been converted to an art studio with utility room, WC and rear studio room. The property further benefits from a large garden with mature planting, store shed, green house, and swimming pool. The property has been divided by the current owner into two separate living areas offering the potential to provide Air BnB for people looking for an investment opportunity or as one stunning family home. If you're seeking a characterful home with versatile living spaces and the potential for extra income, this detached property on Udimore Road is a must-see. Don't miss the opportunity to make this charming house your own and enjoy the best of village living in Rye.**





**Locality**

Pound House is located in a semi-rural setting in the village of Udimore only a short drive from the ancient town of Rye. Rye offers a range of daily amenities including a supermarket, many specialist and general retail stores, as well as a fine selection of public houses and restaurants. There is primary and secondary schooling in Rye as well as a sports centre offering a range of well-being activities. A railway station offers regular services to the city of Brighton in the West and to Ashford where there is a high speed service (approx. 38 minutes) to London. The Abbey town of Battle is also near by, as is the historic coastal town of Hastings and Tenterden each offering extensive facilities. Situated in an area of outstanding natural beauty the property is surrounded by undulating countryside containing many places of general and historic interest as well as rural walks.

**Entrance Hall**

12'7" x 7'8" (3.84m x 2.34m)  
Window to side, doors to cupboard and door leading into:

**Cloakroom/WC**

6'3 x 4'9 (1.91m x 1.45m)  
Window, low level wc, wash hand basin and cupboards.

**Kitchen**

14'6 x 13'7 (4.42m x 4.14m)  
Window to rear, door leading to garden, pantry, built in cupboards, freestanding units, space for fridge/freezer, dishwasher and oven.

**Living Room**

19'3 x 16'10 (5.87m x 5.13m)  
Double doors to garden with stunning views.

**Drawing Room**

26'4 x 19'10 (8.03m x 6.05m)  
Impressive vaulted ceiling, windows to front, inglenook fireplace width of room, stairs rising to gallery area and lead to landing.

**Living/Dining Room**

24'4 x 17'7 (7.42m x 5.36m)  
Double aspect, door onto garden, open fireplace with log burner.

**Kitchen Two**

19'0 x 13'2 (5.79m x 4.01m)  
Base level units, Beko oven with hob over, space for freestanding dishwasher and fridge/freezer.

**Bedroom**

11'10 x 12'9 (3.61m x 3.89m)  
Window to side, doors onto hallway.

**Bathroom**

7'2 x 6'9 (2.18m x 2.06m)  
Bath with shower head over, basin, window, toilet and heated towel rail.

**Bedroom**

12'8 x 11'4 (3.86m x 3.45m)  
Window to front, storage cupboard built in.

**Conservatory**

11'8 x 8'10 (3.56m x 2.69m)  
Double doors onto garden.

**Bedroom**

13'9 x 12'1 (4.19m x 3.68m)  
Double aspect windows.

**Main bedroom**

18'8 x 13'6 (5.69m x 4.11m)  
Windows overlooking the rear garden, built in wardrobes and door leading through to:

**En-Suite**

13'8 x 8'0 (4.17m x 2.44m)  
Walk in shower, freestanding bath, built in cupboard, low level wc, wash hand basin, window to rear, doors to hallway and into bedroom.

**Outside**

To the front of the property is mature hedging along the

building line with a driveway to the side offering parking for several cars leading to the double garage/studio. The grounds are then accessed via a pathway leading from the drive. At the rear is a paved patio seating area leading from the house and continuing into the expansive garden which is privately screened by mature planting with sectioned lawns, swimming pool and stunning far-reaching views across the valley.

**Agents Note**

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







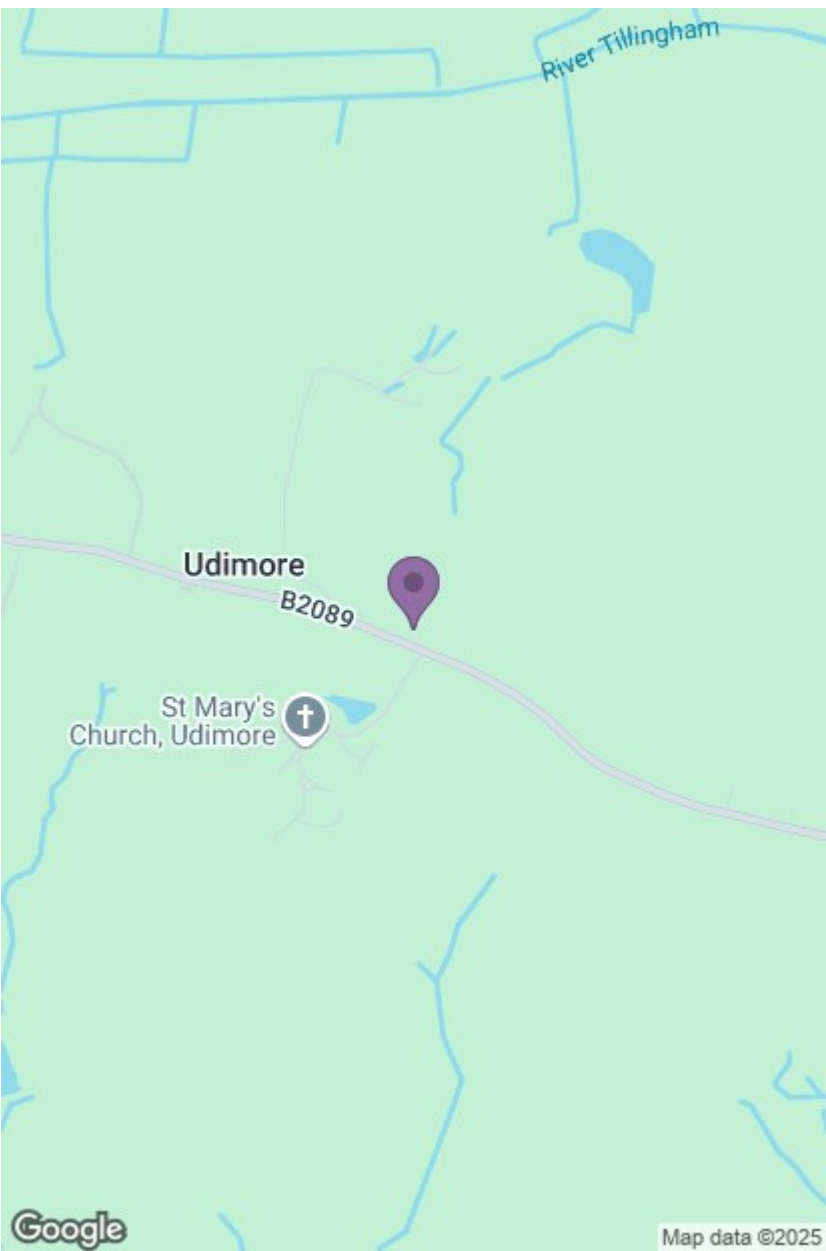


TOTAL FLOOR AREA : 2984 sq.ft. (277.2 sq.m.) approx.

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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