

**RUSH  
WITT &  
WILSON**



**Teviot Malthouse Lane, Peasmarsh, Rye, East Sussex TN31 6TA**  
**Guide Price £625,000**



**Rush, Witt & Wilson are delighted to present to the market this versatile and secluded family home in a private lane in the quiet village of Peasmarsh.**

**The accommodation currently comprises on the ground floor, kitchen/diner, living/dining room, study/fifth bedroom, further reception room, garden room, WC, workshop/utility and garage.**

**On the first floor there are four bedrooms, main with en suite and family bathroom. One of the bedrooms has an adjoining room currently used as a study/dressing room. The accommodation is versatile and can be changed to suit a lucky purchaser.**

**There is off road parking for several vehicles including an integral garage and wrap around garden to side and rear of the property, the garden offers paved area for seating/outdoor dining, mostly laid to lawn with raised flower beds and trees.**

**Viewings are highly recommended for this fabulous property, please enquire on 01797 224000 to discuss further or to arrange a viewing.**





Locality

The property is located down a quiet lane, situated in the heart of the village only a short walk from the primary school and one of the public houses / restaurants. Further village facilities include a supermarket with post office and coffee shop, village hall, recreational field and play area.

Rye, with its bustling town centre, is only a short drive away and provides a wide range of specialist and general retail stores, an array of historic inns and restaurants alongside contemporary wine bars and eateries. The town also boasts the famous cobbled Citadel, working quayside, weekly farmers and general markets and a railway station which allows access to the city of Brighton in the west and to Ashford where there are connecting services to the capital and continental Europe.

Entrance/Hallway

Access via a uPVC door from the lane, window to front, understairs storage cupboard, stairs rising to the first floor and doors off to the following.

Kitchen/Dining Room

24'2" x 12'5" narrowing to 9'4" (7.37m x 3.80 narrowing to 2.86m )  
Double aspect room, base and eye level matching units with built-in double oven, induction hob with a fan over, sink with window over, space and plumbing for dishwasher and a central island with further cupboards beneath. Door from kitchen leading to a utility room.

Utility Room

23'6" x 9'0" (7.17m x 2.75m )  
Double aspect, worktops at base level with sink and window over, further cupboards and a ground level oil fired boiler and door from the utility room leading into a garage.

Garage

23'6" x 9'3" (7.17m x 2.82m )  
Up and over door to the front, rear door leading onto the garden, side window and eye level cupboards on the wall.

Living Room

28'0" x 12'7" (8.55m x 3.85m )  
Windows to the rear, chimney with an open fireplace.

Downstairs Bedroom/Study

9'10" x 8'10" (3.02m x 2.70m )  
Window to front.

Reception Room Two

14'1" x 10'3" (4.30m x 3.13m )  
Door leads into cloakroom and internal doors that lead into a garden room.

Garden Room

15'0" x 10'5" (4.58m x 3.19m )  
Double sliding doors leading on to the garden with raised patio area.

Cloakroom

5'6" x 3'4" (1.69m x 1.02m )  
Window, w.c. and basin.

First Floor

Main Bedroom

18'0" x 9'11" (5.50m x 3.04m )  
Window to the rear and built-in wardrobes, door leads through to the en-suite.

En-Suite

9'4" x 5'11" (2.86m x 1.82m )  
Window to the front, bath, shower, heated towel rail, w.c. and basin.

Dressing Room Area

9'10" x 7'9" (3.01m x 2.38m )  
Window to front and door leading through to the bedroom area. E

Bedroom Two Area

15'11" x 10'0" (4.87m x 3.05m )  
Window to rear and eaves storage space.

Bedroom Three

15'11" x 9'6" (4.87m x 2.91m )  
Window to front, built-in wardrobes, sink, worktop, further built-in storage area and an internal window onto hallway.

Bedroom Four

9'11" x 7'10" (3.03m x 2.41m )  
Window to rear and built-in cupboards.

Family Bathroom

8'6" x 5'9" (2.60m x 1.76m )  
Window to front, bath with shower over, w.c. and basin.

OUTSIDE

Garden

Sunny aspect garden which is "L" shaped and primarily laid to lawn with raised flower beds and a raised patio area.

Off Road Parking

For multiple vehicles to the front of the property.

Integral Garage

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



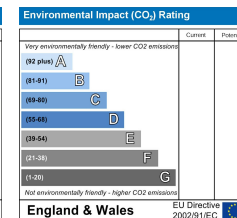
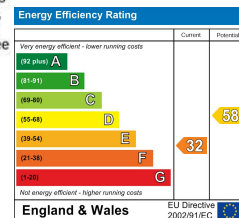


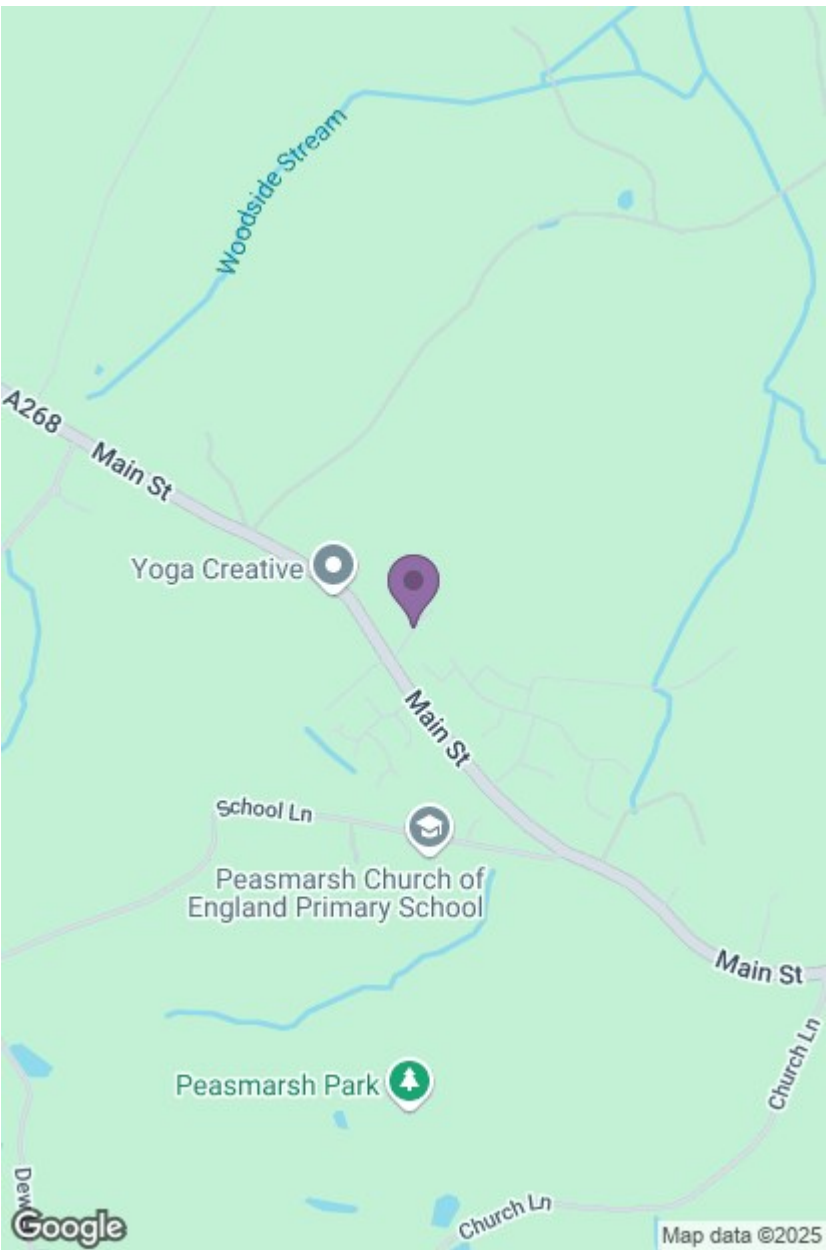


TOTAL FLOOR AREA : 2524 sq.ft. (234.5 sq.m.) approx.

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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