

**RUSH
WITT &
WILSON**



**Old Post Cottage, Cackle Street, Brede, East Sussex, TN31 6EA.
£450,000 Freehold**

A beautifully presented three bedroom detached Grade II listed Cottage located within the highly popular Village of Brede situated just 7 miles West of the Cinque Port Town of Rye. This delightful early 19th Century property home formerly used as the Village Post Office enjoys attractive painted weather board elevations and still retains a wealth of original period features throughout including exposed brick flooring, exposed joinery and stunning inglenook fireplace. Principle accommodation comprises a traditional painted shaker style kitchen with fitted SMEG range oven, generous 18' dining room with vaulted ceiling, double aspect main living room with fireplace and wood burning stove, ground floor office and shower room, three first floor double bedrooms and traditional style sharing bathroom suite. Outside enjoys a well stocked landscaped garden hosting a variety of private seating areas, brick edged flower beds and planted ornamental trees, pergola with specimen Wisteria, area of lawn with steps leading to a raised woodland area offering far reaching rural views to the Brede Valley. The Village of Broad Oak Brede provides access to a convenience store, popular Bakery, well regarded Doctor's surgery and Primary School and two pubs serving food. Further High Street shopping is available a short drive away to the town of Rye with choice of mainline stations available at both Battle and Robertsbridge .



Parking

Shingled driveway to side elevations providing off road parking via five bar gated entrance enclosed by post and rail and Beech hedgerow, brick retaining wall to woodland garden and pathway to rear elevations, external power point, external light, covered log store.

Front

Picket gate to front elevations leading to main entrance, block paved path and low level wall with planted borders, external lantern, original post box, pathway extending to Western elevations with access to side gardens and rear, external lighting, painted Oak ledged and braced front door.

Kitchen

12'5 x 9'4 (3.78m x 2.84m)
Painted Oak ledged and braced door from front, ceramic tile flooring, painted ceiling joinery, timber casement window to front with radiator below and decorative cover, further timber casement window to rear with external stable door, American style fridge freezer, ceiling down lights, open access to dining and living room severally, kitchen comprises a selection of fitted painted shaker style base units beneath Walnut block worksurfaces, inset one and half ceramic basin with drainer and tap, selection of above counter level power points, under counter space for washing machine, fitted SMEG range style oven with 7 ring ring gas burner, alarm panel.

Dining room

18' x 9'5 (5.49m x 2.87m)
Open access from kitchen, timber casement windows to each elevation with vaulted ceiling space and exposed joinery, fitted painted base unit with painted shaker style doors incorporating a selection of cupboards and pull out drawers, series of pendant lights, cupboard housing the gas meter, wall heater, wall mounted gas boiler, selection of power points.

Living room

12'4 x 10'9 (3.76m x 3.28m)
Open access from kitchen, exposed brick flooring, two timber casement windows to rear aspect, further window to front with radiator and decorative cover, internal ledged and braced door to Office, exposed joinery, further door to staircase and ground floor shower room, inglenook fireplace

housing a fitted cast iron wood burning stove over a brick hearth, oak bressumer, selection of power points, TV point, wall lights.

Office / Study

10'8 x 8'1 (3.25m x 2.46m)
Internal ledged and braced door from living room, Oak flooring, timber casement window to front aspect with radiator below and decorative cover, wall lights, fitted painted ceiling joinery and fitted book cases, selection of power points, internet point.

Lobby, stairs and landing

Internal ledged and braced door from living room, carpeted flooring and staircase to first floor landing, internal ledged and braced door to shower room, carpeted inner inner landing with casement window to front, pendant light, radiator with decorative cover.

Ground floor shower room

7'5 x 3'8 (2.26m x 1.12m)
Internal ledged and braced door, ceramic tile flooring, concealed back to wall push flush WC, floor to ceiling wall tiling, walk-in shower enclosure with low-profile tray and concealed shower mixer, timber casement window to rear, chrome ladder heated towel rail, vanity unit with basin and tap, wall mounted mirror and light.

Bedroom 2

12'7 x 7'9 (3.84m x 2.36m)
Internal ledged and braced door, carpeted flooring, casement windows to side and front aspects, radiator with decorative cover, half height built in cupboard with hanging rail, power points.

Bedroom 1

14' x 9'2 (4.27m x 2.79m)
Internal ledged and braced door, exposed floor boards, timber casement window to rear aspect, radiator, painted exposed chimney breast, raised step and internal timber door to Jack and Jill bathroom suite, selection of power points, access panel to loft space.

Jack and Jill Bathroom

9'2 x 4'5 (2.79m x 1.35m)
Internal timber doors from bedroom 1 and three, timber casement window to rear aspect, painted timber flooring,

painted tongue and groove wall panelling, freestanding roll top bath with traditional style fittings, heritage style WC and basin, heated towel rail, ceiling light.

Bedroom 3

9'2 x 7'9 (2.79m x 2.36m)
Internal ledged and braced door, carpeted flooring, timber casement windows to front and side aspects, radiator with decorative cover, internal door to Jack and Jill bathroom, power points.

Side and rear gardens

Landscaped garden to Western elevations with area of lawn and well stocked brick edged flower beds, pergola with specimen Wisteria, trellising with climbing roses, various private seating areas including a paved terrace enclosed by panelled fencing providing a private alfresco or dining space, shed to hardstanding to one end, selection of ornamental Acer trees, path and steps leading to a tiered woodland area backing onto private woodland providing an elevated rural aspect over the cottage gardens coupled with far reaching rural views over the Brede Valley and beyond, compost area, path leading to rear elevations with retaining wall and planted flowering shrubs and ornamental trees, external tap, access to driveway.

Services

Mains gas central heating system.
Mains drainage.
Local Authority - Rother District Council.

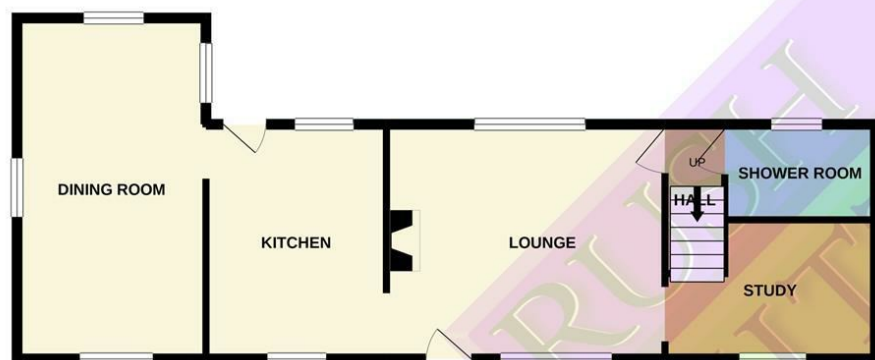
Agents note

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.





GROUND FLOOR
663 sq.ft. (61.5 sq.m.) approx.

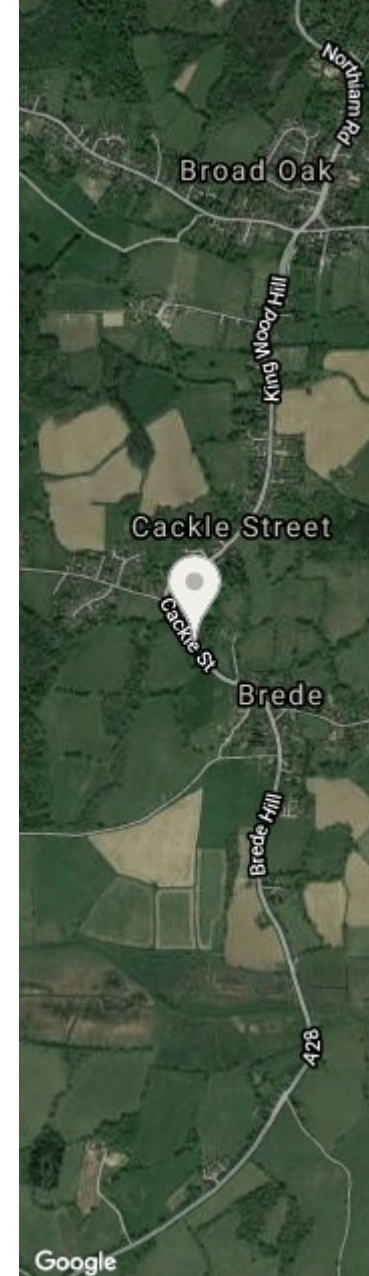


1ST FLOOR
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 1136 sq.ft. (105.6 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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**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**Ambellia Main Street
Northiam
East Sussex
TN31 6LP
Tel: 01797 253555**

**northiam@rushwittwilson.co.uk
www.rushwittwilson.co.uk**