



LITTLE MALT COTTAGE, THE STRAND,  
WINCHELSEA, EAST SUSSEX, TN36 4JT

ANDERSON  
 HACKING

# LITTLE MALT COTTAGE, WINCHELSEA, EAST SUSSEX, TN36 4JT    GUIDE PRICE: £415,000

A characterful Grade II listed semi-detached 2 bedroom house with further attic room offering a wealth of period features with origins believed to date back to early 1700's. This charming property provides a welcoming home with a delightful rear garden that backs onto the River Brede with distance views looking out towards Rye.

- Entrance Porch
- Living Room
- Dining Room
- Kitchen / Breakfast Room
- Ground Floor Bathroom/WC
- Two Double Bedrooms
- Attic /Single Bedroom
- 70ft Rear Garden Backing Onto River Brede
- Rural Views Looking Over Rye Marsh

Little Malt Cottage forms part of a Grade II listed timber framed property with ground floor stone rubble and red brick lower elevation with tile hung first floor elevations to the front and stone elevations to the rear and weatherboard to the side, beneath a pitched tiled roof, The property benefits from gas central heating system, wood burner in the living room and exposed period beams. The property is approached from The Strand via a pedestrian footpath gate that enters into a well maintained front garden with side footpath leading down to an enclosed entrance porch. The front door opens into the main living room with open brick face fireplace with wood burner, exposed period beams and timber flooring. A connecting door leads from the living room into a rear dining room with quarry tiled floor, rear facing windows and external rear stable door. The kitchen is accessed from the dining room with a sink and drainer with washing machine area leading through to a light breakfast room area with kitchen units running along one wall and bi-folding glazed doors opening out onto the rear garden. The family bathroom is accessed off from the kitchen with panel bath with Miro electric shower above, wash basin with vanity unit below and further cupboard above, close coupled WC and further storage shelving at the end of the bath. Stairs lead from the dining room up to a small first floor landing off which is a front bedroom with small stone fireplace and casement front window, while at the rear is second double bedroom with double aspect windows, built in cupboards and high vaulted ceiling with mezzanine area above part of the room and over the stairwell. A loft style ladder stairs leads from the landing up to a small attic room with side window. Externally the property benefits from a front lawn garden area with mature shrubs and trees while at the rear is paved patio seating area overlooking a level lawn garden with side flower beds and at the end a summer house and seating area that benefits from looking views over the River Brede and beyond over Rye Marsh back to Rye.





**Situation:** The Property is situated within walking distance from the centre of the ancient Cinque Ports town of Winchelsea, with its delightful centre offering a village shop, school, a local pub, Court Hall Museum, and church of St. Thomas the Martyr circa 1288, surrounding character & period buildings. The historic town of Rye is approximately 2.8 miles away and offers a more comprehensive selection of shops and leisure facilities. The spa town of Tunbridge Wells is around 30 miles distant offering further shopping and recreational facilities. Closer to the west is the historic town of Hastings 8 miles away with its seafront and promenade, whilst inland are the market towns of Tenterden with its tree lined high street and Ashford with its large McArthur Glen designer outlet retail park. Leisure activities include a local thriving tennis, sailing, and links golf clubs, as well as opportunities for cycling, riding, kite surfing on Camber Sands Beach and walking in the surrounding countryside.

**Schools:** St Thomas's primary school is within a 5 minute walk, while nearby in Rye are a number of nursery schools, a primary and secondary schools. There are also a number of highly regarded private schools in the area including Vinehall, St Ronan's, Claremont, Buckswood, and Cranbrook Grammar School.

**Travel and Transport:** Winchelsea train station is under a mile away while Rye train station is approximately 2.5 miles, both offering direct links to the highspeed service from Ashford to London St. Pancras (37 minutes), and links to Eurostar trains. The M20 may be joined at Ashford via the A259 and A2070 with connections to the M25 and Dover Ferry Port.



**Services:** Mains Water, Mains Drainage, Mains Electricity, Mains Gas

**Broadband Speed:** Up to 76 Mbps (Source - Rightmove)

**Mobile Coverage:** 3G & 4G on EE, Vodafone, and O2

**Council Tax:** Currently Band C

**Local Authority:** Rother District Council Tel: 01424 787000

**Tenure:** Freehold

**Viewing:** Strictly by appointment with agents – Anderson Hacking Sales Ltd on 01797 224852.

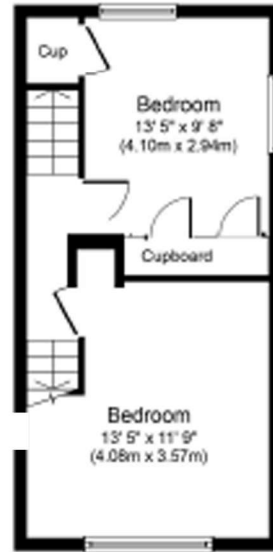
**Directions:** From Rye proceed out on Winchelsea Road (A259) for approximately 2.5 miles. Little Malt Cottage will be found on the righthand side just before the turning onto Strand Hill.

**Agents note: Re Parking** – Please note that the nearest off-street parking to the property is a 100m beyond the property in a lay by on the left-hand side.





**Ground Floor**  
**Approximate Floor Area**  
**674 sq. ft.**  
**(62.6 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**328 sq. ft.**  
**(30.5 sq. m.)**



**Mezzanine**  
**Approximate Floor Area**  
**68 sq. ft.**  
**(6.3 sq. m.)**



**Attic Floor**  
**Approximate Floor Area**  
**110 sq. ft.**  
**(10.2 sq. m.)**



**Agents Notes:**

Prospective purchasers are advised to conduct their own investigations through their own solicitors and surveyors. These details should be considered only as an indication to assist when deciding whether to view or not. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact Anderson Hacking, and we will endeavour to check the position for you. Equipment and the electrical circuits have not been tested, nor the heating, plumbing or drainage systems. Therefore we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. Measurements given are approximate room sizes only, and are intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Purchasers should check that the land offered is the 'whole or part of' the parcel indicated in the land registry plan. Prospective purchasers are advised to check the boundaries as indicated against the established boundaries on the ground and any land registry documents before proceeding.

Under Money Laundering Regulations, Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Particulars Dated: July 2024 Photographs Dated: July 2024

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