



THE FARTHINGS, MAIN STREET, PEASMARSH,
RYE, EAST SUSSEX, TN31 6SY

ANDERSON
 HACKING

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GUIDE PRICE £430,000

A charming Grade II listed Georgian fronted detached 3 bedroom cottage situated in a central village location in the heart of Peasmarsch. This deceptive property offers open plan living with off street parking, garage and private rear garden with home studio.

- Open plan Living Room / Dining Room
- Kitchen / Breakfast Room
- Utility Room
- Ground Floor Shower/ WC
- 3 Double Bedrooms
- Family Bathroom/WC
- Attached Garage
- Off Street Parking
- Modern Garden Studio / Home Office
- Private Garden



Description: The Farthings is a welcoming detached late Georgian Grade II listed house that we understand was originally constructed in the early 1800's and which has then been extended at the rear. The original property is of timber frame construction with weatherboard elevations while at the rear is a mix of brick tile hung and weather board elevations with a mix of timber sash and timber casement frame windows beneath a pitched slate tiled roof at the front and felt flat roof at the rear. The property is situated within the heart of Peasmarsch and is accessed from Main Street via a dropped curve leading onto a hard standing area for up to 2 cars and access to an attached side garage with wooden double doors.

A picket fenced front garden is accessed from the hard standing area with a paved path leading up to a central front door, which opens into the main living room. The living room benefits from a large inglenook fireplace at one end with two front facing windows, exposed wooden flooring and ceiling joists. At the opposite end of the living room is access to a ground floor shower room /WC while to the rear of the living room is access through to the kitchen. The kitchen benefits from rear facing windows as well as glazed back door and is fitted with cream shaker units, with granite worktops, butlers sink, space for range cooker, plumbing and space for dishwasher and under counter fridge. A connecting utility room provides further cream shaker units with laminate worktops, second butlers sink and space and plumbing for a washing machine and further under counter freezer.

Stairs lead from the kitchen up to a first-floor landing off which is the principal master bedroom with front facing window and small side window, exposed brick chimney and large walk in cupboard. Next to this is a second double bedroom again with front facing window and built in wardrobe, while at the rear is a third double bedroom enjoying double aspect windows. A family bathroom is also accessed from the landing with panel bath, close coupled WC and wash basin. Externally the property enjoys to the side of the house a generous single garage with rear facing window and rear pedestrian side door opening out onto a rear paved terrace that opens out onto a mature lawn garden. A detached brick constructed outside WC is situated opposite the rear back door, while at the end of the garden is a modern garden studio room that can be used as a home office or potential overspill bedroom.



Situation: The Farthings is set in the heart of the village of Peasmarsch, which benefits from 2 village pubs, primary school, active village hall, bowls club, local supermarket with pharmacy, post office, café restaurant, and petrol filling station. The ancient Cinque Port town of Rye is approximately 3 miles away with its pretty cobbled streets and period buildings offering a range of shops, recreational and cultural facilities.

Schools: Peasmarsch village primary is situated within walking distance up School Lane, while Rye offers further state primary and secondary schools. There is also a number of highly regarded private prep schools in the area include; Vinehall, Claremont, St Ronan's, and Marlborough House.

Travel and Transport: There is a regular bus service connecting to Rye and Northiam, while Rye train station, approximately 3 miles distant, offers direct links to Brighton and Ashford with good connections to the high speed service from Ashford to London St. Pancras (37 minutes). The M20 can be joined at Ashford via the A259 and A2070 with connections to the M25 and Dover Ferry Port.



General Information

Services: Mains Water, Mains Drainage, Mains Electricity, Mains Gas
Central Heating

Broadband Speed: Up to 96Mbps – Source Uswitch

Mobile Coverage: 4G with EE, 02 and Vodafone

Council Tax: Band E

Local Authority: Rother District Council – 01424 787000

EPC: Band D

Tenure: Freehold

Viewing: Strictly by appointment with agents – Anderson Hacking Ltd .



Directions: From Rye leave on the A268 following signs for Hawkhurst/London. Remain on the A268 until entering Peasmarsch and The Farthings can be found on the left hand side just opposite the village hall in the centre of the village. .

