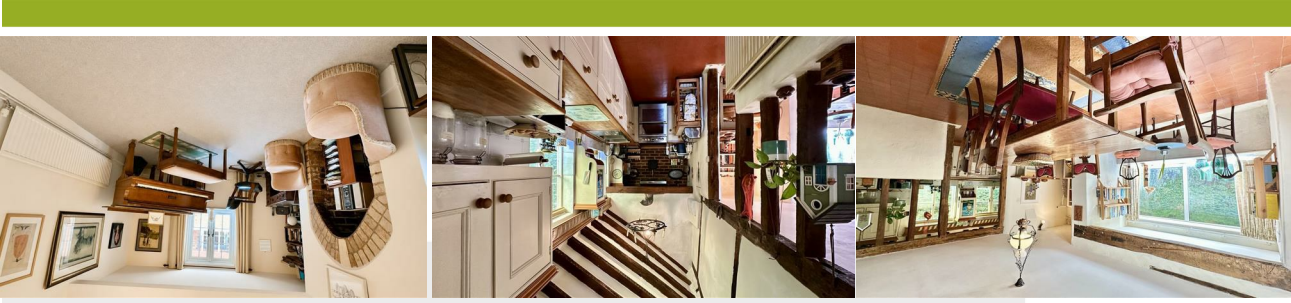
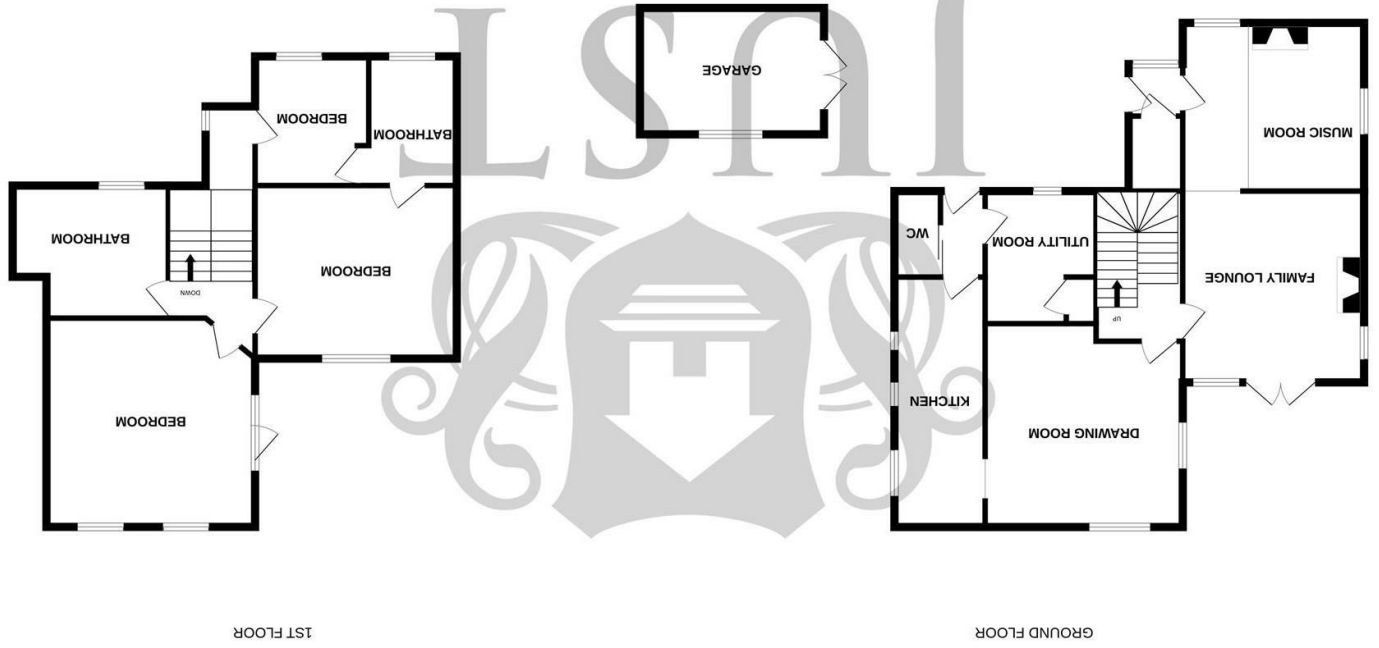


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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. Made with Metropix ©2025

England & Wales	
EU Directive 2002/91/EC	
Energy Efficiency Rating	Potential
A (92 plus)	Very energy efficient - lower running costs
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	Not energy efficient - higher running costs
G (1-20)	



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Parsonage Farm House Parsonage Lane, Icklesham, TN36 4BL

# FLOORPLANS



3 Bedrooms   3 Receptions   2 Bathrooms   1819.00 sq ft

Freehold

# £650,000

Parsonage Farm House Parsonage Lane, Icklesham, TN36 4BL





3 Bedrooms 3 Receptions 2 Bathrooms 1819.00 sq ft

## PROPERTY DETAILS

A charming three-bedroom detached period home occupying a peaceful country lane position in the highly sought-after village of Icklesham. Believed to be of timber-framed construction beneath a pitched tiled roof, this characterful residence enjoys private gardens, a detached garage and extensive off-road parking. Requiring some updating, the property presents a wonderful opportunity to create a fabulous family home in avillage setting.

Approached via a five-bar gate, a generous gravel driveway provides parking for several vehicles and access to the detached brick-built garage.

The accommodation is rich in period features, including exposed timbers, quarry tiled flooring and original fireplaces. A welcoming entrance hall leads to a versatile study/music room with feature fireplace, while the impressive sitting room is centred around a substantial inglenook fireplace with wood-burning stove. South-facing French doors open directly onto the garden, creating a bright and inviting living space.

There is also a separate dining room with exposed beams and dual-aspect windows overlooking the gardens, leading through to a traditional-style kitchen fitted with shaker-style units and wooden worktops. A useful utility/boot room and cloakroom/WC complete the ground floor accommodation.

To the first floor, a split-level landing provides access to the principal bedroom with built-in storage and dual-aspect windows, a spacious family bathroom with separate shower, and two further double bedrooms connected by a Jack and Jill en-suite bathroom.

Outside, the property enjoys a south-facing rear garden, a generous front lawn bordered by mature hedging and fruit trees, and a detached garage offering excellent storage or workshop potential.

Icklesham is a highly regarded village with local amenities, a primary school and traditional pubs, whilst the historic towns of Rye and Winchelsea are nearby and Hastings is within easy reach.

Viewing is recommended through, Just Property.



## ROOM DIMENSIONS

Front Door	Bedroom
Entrance Area	14'5" x 11'10" (4.40 x 3.62)
Music Room	Bedroom
15'3" x 12'0" (4.66 x 3.68)	11'3" x 9'8" (3.44 x 2.96)
Family Lounge	Jack & Jill En Suite Bathroom
16'1" x 16'1" (4.92 x 4.91)	11'6" x 5'2" (3.51 x 1.59)
Dining Room	Bathroom
14'7" x 14'1" (4.47 x 4.31)	11'2" x 9'6" (3.42 x 2.90)
Kitchen	Gated Entrance
17'9" x 6'1" (5.42 x 1.86)	Driveway
Rear Lobby	Front Garden
WC	Detached Garage
Utility Room	Workshop (with power)
8'8" x 8'1" (2.66 x 2.47)	Rear Garden
Stairs Up To First Floor	
Bedroom	
15'3" x 14'10" (4.66 x 4.54)	

## FEATURES

- CHAIN FREE
- Detached Former Farm House
- Three Bedrooms
- Two Bathrooms
- Three Reception Rooms
- Large Plot Size
- Detached Garage
- Many Original Features & Opportunity to Create a Wonderful Family Home
- Quiet Rural Position
- Close To Winchelsea, Rye and Hastings

