

# PHILLIPS & STUBBS



coastal +  
COUNTRY



£1,850 Per Month

The Byre Udimore, Rye, TN31 6BD



Set at the end of a private rural track is this absolutely stunning two double bedroom cottage benefiting from far reaching views across the countryside. The accommodation is mostly arranged over one storey and offers open-plan living room / kitchen area with patio doors to garden. Separate utility, shower room, bathroom and large double bedroom on the ground floor. There is a second double bedroom / study on the first floor. Outside of the property is a large lawned area. There are no gates securing the gardens (there are cattle grids) and the local area including the garden is packed with free roaming lambs during the Spring. For this reason we cannot accept any dogs at the property. Available now. Long term rental available. A superb opportunity to rent an idyllic country retreat. Part furnished or unfurnished.

- Stunning Rural Location
- Far Reaching Countryside Views
- Two Bedrooms
- Bathroom And Shower Room
- Livingroom With Vaulted Ceiling
- EPC: D, Council Tax Band C

# PHILLIPS & STUBBS



Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

**Important Notice:**

Phillips & Stubbs, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on our own behalf or on behalf of their clients or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. These particulars have been provided in good faith and, whilst we endeavour to make them accurate and reliable, if there are any points of particular importance to you please contact our office and we will make further enquiries on your behalf. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents regarding alterations. Phillips and Stubbs have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. All contents, fixtures, fittings and electrical appliances are expressly excluded from the sale unless specifically mentioned in the text of the sales particulars. A wide angle lens has been used in the photography.



47-49 Cinque Ports Street, Rye, East Sussex TN31 7AN 01797 227338 [rye@phillipsandstubbs.co.uk](mailto:rye@phillipsandstubbs.co.uk)  
Mayfair Office, 41-43 Maddox Street, London W1S 2PD 0207 467 5330 [mayfair@phillipsandstubbs.co.uk](mailto:mayfair@phillipsandstubbs.co.uk)

[www.phillipsandstubbs.co.uk](http://www.phillipsandstubbs.co.uk)