

**RUSH
WITT &
WILSON**



**Knelle Hill Lodge, Whitebread Lane, Beckley, East Sussex, TN31 6UD.
£875,000 OIEO Freehold**

A unique and rare opportunity has arisen to acquire a two bedroom detached timber framed bungalow complete with 18.85 acres along with numerous outbuildings, enjoying a beautiful semi-rural and elevated position of Beckley Village. Principal accommodation currently comprises a generous double aspect main living room with open fireplace, two spacious double bedrooms, well appointed main bathroom suite, well lit kitchen/breakfast room and utility room with adjoining wet room. Externally the property offers a private and well tended rear garden hosting a variety of mature trees and a choice pleasant seating areas enjoying a stunning rural outlook. Gated access leads to a number of adjoining grazing fields which are enclosed by stock fencing and a number of field shelters currently used by the present owners as a small holding. To one end, a gated yard also benefits from two large goat sheds, adjoining store complete with water supply. To the rear of the property is a small parcel of beautiful woodland and pond which extends to about 3.85 acres. In addition, the property offers change of use of land to station 3 mobile homes (1 existing) for use as holiday lets and installation of a new sewerage treatment plant - planning ref RR/2025/1790/FULL. The area offers an excellent choice of rural walking networks and is conveniently located to the well regarded Village Primary School. The cinque port town of Rye nearby offers a range of High Street shopping and leisure facilities, mainline station to London and access to Camber Sands. Northiam Village is located just two miles away benefitting from two convenience stores, award winning doctor's surgery, opticians, dentist surgery, popular bakery and hardware store. Further high street shopping is available at Tenterden and Rye just a short drive away.



Inner Hallway

Oak door to the front elevation, port hole window to the front elevation, oak laminate flooring, pendant light, radiator, doors off to the following:

Bathroom

7' x 5'2 (2.13m x 1.57m)

Obscure upvc window to the side elevation, wood effect laminate flooring, floor to ceiling wall tiling, chrome heated towel radiator, push flush wc, vanity unit, shower/bath suite with shower screen, mira sports power shower, extractor fan.

Kitchen/Breakfast Room

12'4 x 13'4 (3.76m x 4.06m)

Double aspect with upvc window to the rear and side elevations, oak effect laminate flooring, two radiators, space for breakfast table and chairs with pendant lighting, fitted base and wall units with laminate countertops, inset single stainless bowl with drainer and tap, decorative tile splashbacks, space for freestanding cooker and fridge/freezer, built in cupboard with slatted shelving, sliding door through to:

Rear Lobby

Upvc window to the rear elevation, stable door with access onto the garden, tiled flooring, fitted cupboards one with consumer unit and isolator switch, door through to:

Laundry Room

8'4 x 7'6 (2.54m x 2.29m)

Obscure window to the front elevation, ceiling light, ceramic tile flooring, fitted base unit with laminate countertop, inset basin, tiled splashbacks, space and plumbing for washing machine, cupboard housing the pressurised heating system, double radiator, space for tumble dryer, sliding door into:

Wet Room

7'6 x 3' (2.29m x 0.91m)

Obscure window to side, push flush wc, wall mounted power shower.

Sitting Room

19'8 x 14' (5.99m x 4.27m)

Beautifully lit double aspect room with upvc bay window to the front elevation, full height upvc glazed door with side light windows overlooking the adjoining land, radiators, oak effect laminate flooring, stone open fireplace with painted timber wall panelling, wall lighters, TV point, doors off to:

Bedroom One

9'6 x 14'2 (2.90m x 4.32m)

Upvc window to the front elevation, oak laminate flooring, radiator, pendant lighting, high level fitted cupboards.

Bedroom Two

9'8 x 14'2 (2.95m x 4.32m)

Upvc window to the rear elevation, oak laminate flooring, double radiator, pendant lighting, built in wardrobes.

Outside**Gardens**

Double timber five bar gated entrance, sweeping aggregate driveway extending to a turning circle with island border with a variety of planted flowering shrubs, specimen pine tree, barn/workshop with area of hardstanding providing off road parking for several vehicles, beautiful elevated views across the Rother Valley, open storage barn with power and lighting, the grounds are predominantly laid to lawn with a variety of established and mature pine trees, specimen oak trees, fruit trees, brick paved seating area with external lighting, the garden is segregated from the paddocks which are all individually accessed via their own five bar gate, stock proof fencing. Yard with water supply, which is accessed via a metal five bar gate, this makes way to four separate outbuildings, garden shed, further five bar gate leading into the rear paddock, path of woodland.

Services

Private drainage system, air source heat pump for heating, solar panels.

Agents Note**Council Tax Band - D**

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>





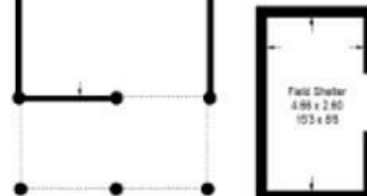
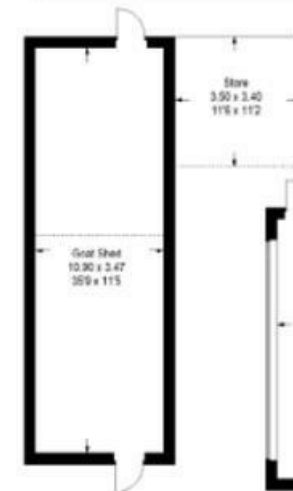
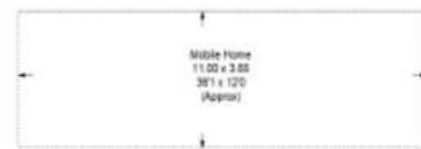


Knelle Hill Lodge, Whitebread Lane, Beckley, Rye



93.0 sq m / 1001 sq ft

Approximate Gross Internal Area
 93.0 sq m / 1001 sq ft
 Outbuildings = 151.2 sq m / 1627 sq ft
 Total = 244.2 sq m / 2628 sq ft



Outbuildings
 (Not Shown In Actual
 Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated.
 Windows and door openings are approximate. Whilst every care is taken
 in the preparation of this plan, please check all dimensions, shapes and
 compass bearings before making any decisions reliant upon them. (D547342)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs	Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions	Very environmentally friendly - lower CO ₂ emissions
70	27	A	F
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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

