Knight Frank



THE MINT HOUSE

THE MINT, RYE, EAST SUSSEX



HIGHLY SOUGHT-AFTER LOCATION

This impressive detached family house is located in a prominent position in the heart of the historic Cinque port of Rye. The property provides fabulous and versatile accommodation as well a separate five bedroom cottage, delightful gardens, garaging and parking.

5-10	2-4	4-5	EPC House: D Cottage: F

Tenure: Freehold

Local Authority: Rother District Council

Council Tax: House G. Cottage E.

Services: Mains water and electricity. House: Gas-fired heating; Cottage: Electric heating. Mains drainage. EV charging point.

Postcode: TN31 7EW www.what3words.com/texts.storyline.squeaks

UNRIVALLED LOCATION IN HISTORIC RYE

Rye station 0.2 of a mile (London St Pancras from 64 minutes). Winchelsea beach 3.3 miles. Camber Sands beach 4.6 miles. Ashford International 19 miles (London St Pancras from 38 mins). Canterbury 34 miles. (All times and distances are approximate)

The Mint House sits in an enviable position in the heart of the historic medieval Cinque Port of Rye, well known for its steep cobbled streets, timber framed houses and selection of artisan shops and boutiques. Adjacent, the historic Mermaid Street is one of the most famous and photographed lanes in Britain, as well as being home to the popular Mermaid Inn. Rye also offers an excellent range of facilities for everyday needs including shops, post office, cafes, restaurants, pubs, doctors and dentist surgeries, primary schools, pre-school and a railway station serving London.

There is an excellent choice of schooling in the area, in both the state and private sectors, including Buckswood at Guestling, Marlborough House Vinehall at Robertsbridge, Claremont Senior at Bodiam, Battle Abbey, St Ronan's at Hawkhurst, Benenden School and Dulwich Preparatory at Cranbrook.

Leisure facilities in the area include golf at the renowned Rye Golf Club and sailing and water sports on the south coast as well as Powdermill and Darwell Reservoirs. There are also numerous places of interest in Rye and the surrounding area including Great Dixter House and Gardens and Bodiam Castle.





























THE PROPERTY

The Mint House is an impressive and most handsome detached house offering substantial family accommodation as well as a separate five bedroom cottage. The main house has a double fronted façade and attractive tile hung / weatherboarded upper elevations.

Internally, the immaculately presented property has been extended and improved by the current owners and offers elegant and extremely well-proportioned accommodation totalling 4331 square feet, arranged over three floors, with the added benefit of a spacious cellar. The principal reception rooms flow beautifully and benefit from French doors opening out to the delightful gardens – ideal for entertaining.

The spacious reception hall gives access to the formal drawing room and dining room, both of which are double aspect and generously proportioned. To the rear, the fabulous kitchen / breakfast / sitting room is a particular feature and also has French doors opening out to the gardens. The superbly appointed kitchen includes bespoke shaker style fitted units with integrated appliances, an Alpha range cooker and central island. Open plan from the kitchen, the cosy sitting area has a wood burner effect electric stove and the breakfast area has a wonderful roof lantern and a wealth of useful fitted cupboards providing storage and housing utility appliances.

On the first floor, there are four bedrooms, two bathrooms and two dressing rooms. The beautifully appointed principal bathroom includes a roll top bath, 'his & hers' sinks and a separate shower. There is a further bedroom on the second floor offering the flexibility to use as a studio, games or hobbies room.









COTTAGE

Adjacent to the main house there is an excellent detached cottage with attractive white weather boarded upper elevations. Formerly two cottages, now converted into a single dwelling, the property offers spacious annexe accommodation totalling 1412 square feet. On the ground floor, the open plan space provides a cosy sitting room with a wood burner effect electric stove. The spacious double aspect kitchen/breakfast area is very well fitted with a range of modern units, integrated appliances and Belfast sink.

To one end of the cottage there are two bedrooms, one of which has an en suite shower room and a door to the gardens. There are three further bedrooms on the first floor as well as a family bathroom with a bath and walk-in shower.





















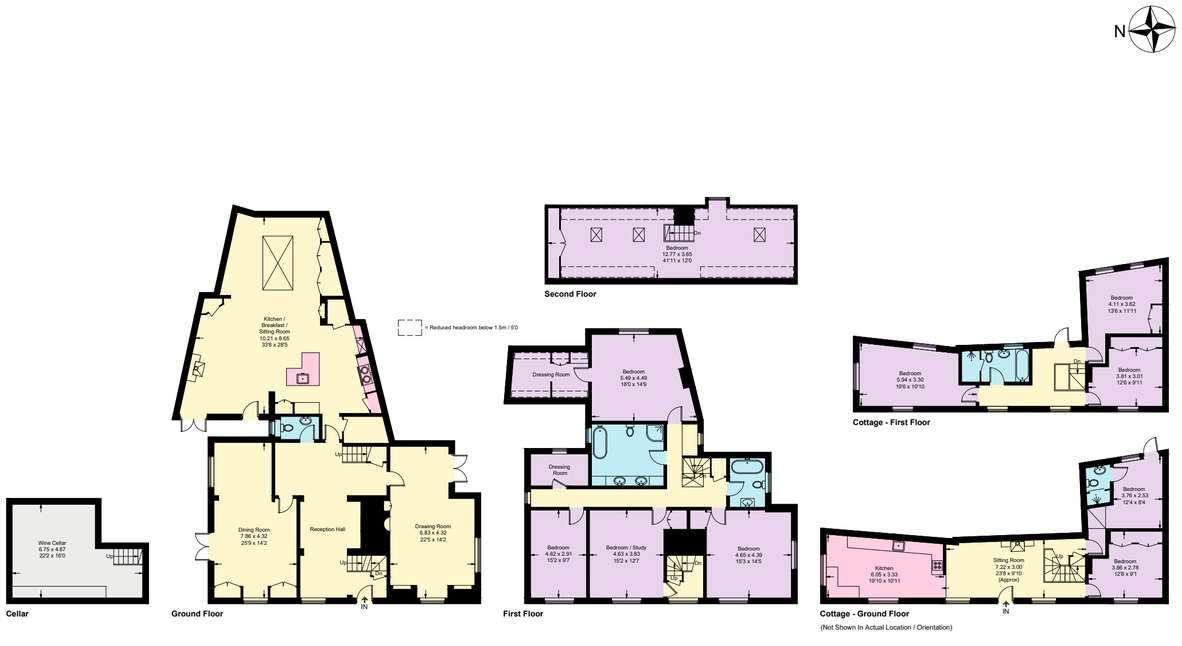






OUTSIDE

The house is approached via a gated entrance over a driveway leading to the brick-built garage and ample parking area. The delightful gardens and grounds are divided into various areas and laid to lawn with mature trees and shrubs providing a great deal of privacy. To the side of the house, a paved terrace is ideal for al fresco dining. There is also a small croquet lawn and the mature gardens also benefit from irrigation and outdoor lighting systems.



Approximate Gross Internal Area = 375.2 sq m / 4039 sq ft
Cellar = 27.1 sq m / 292 sq ft
Cottage = 131.2 sq m / 1412 sq ft
Total = 533.5 sq m / 5743 sq ft

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.





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