

**RUSH
WITT &
WILSON**



Swan Cottage, 41 The Mint, Rye, TN31 7EN
Guide Price £650,000 Freehold

Rush Witt & Wilson are pleased to offer a substantial period home in the heart of Rye offering spacious and versatile accommodation which is arranged over three floors and is considered suitable for a variety of buyers. On the ground floor there is a reception/dining room, large living room with inglenook fireplace, kitchen, utility room and a cloakroom. On the first floor there are two bedrooms, one with an adjoining bathroom and a dressing room/study and on the top floor there are two further double bedrooms and a shower room.

The property has most recently been used as a residential property, in the past it has been used for commercial purposes and is considered suitable for such, subject to any necessary consents being obtained.

The rear courtyard garden is of good size and has been designed for ease of maintenance and enjoys a westerly aspect benefiting from afternoon and evening sun, there is further pedestrian access out onto Cinque Port Street from the rear.

The property is being offered CHAIN FREE and could be available for early occupation.

For further information or to arrange a viewing please contact our Rye Office 01797 224000.



Locality

Situated in the The Mint in the heart of the citadel close to a wide range of daily amenities which include an array of specialist and general retail stores as well as historic inns, restaurants and contemporary wine bars and eateries.

The railway station is just a short walk away with regular services to Ashford where there are connecting, high speed, services to London.

Rye offers a weekly general market, cinema and sports centre with indoor swimming pool.

At nearby Rye Harbour there is a yacht club as well as mooring / launching facilities. Also a nature reserve with access to miles of shingle beach extending to Winchelsea Beach and on to the cliffs at Fairlight. This forms part of the stunning coastline of the Rye Bay, home to the famous Camber Sands beaches again only a short drive away.

Reception Area/Dining Room

14'3 x 10'7 (4.34m x 3.23m)
Window and glazed panelled door to the front, ornamental fireplace with exposed brick chimney breast, built-in cupboard, steps descend to:

Living Room

16'5 x 13'11 (5.00m x 4.24m)
Obscured glazed window to the side elevation, an impressive inglenook fireplace with inset log burner, tiled floor, wealth of exposed beams, steps descend to:

Rear Lobby

Glazed panelled door leading to terrace, cupboard with controls for the underfloor heating, further useful storage cupboards, integrated freezer.

Kitchen

16'3 x 8'6 (4.95m x 2.59m)
Double aspect with windows to the rear and side elevation, fitted with a range of traditional style cupboard and drawer base units, integrated dishwasher, basket storage, integrated fridge, complimenting solid worktop with inset ceramic sink, Aga gas fired range, tiled floor.

Utility Room

7'6 x 5'9 (2.29m x 1.75m)
Units to match the kitchen with wooden work surface, inset single drainer sink unit, space and plumbing for washing, space and point for a tumble dryer, cupboard housing the wall mounted boiler providing on demand hot water and gas fired central heating.

Cloakroom

5'2 x 2'9 (1.57m x 0.84m)
Small obscured glazed window to the rear, wash hand basin, wc.

First Floor

Landing

Stairs rise to the second floor.

Bedroom

14'9 x 10'4 (4.50m x 3.15m)
Window to the front, ornamental fireplace, built-in wardrobes, further deep storage cupboard.

Bedroom

16'3 x 14'2 (4.95m x 4.32m)
Window to the side elevation, built-in cupboards, ornamental fireplace, access to:

Dressing Room/Nursery

10'4 x 8'2 (3.15m x 2.49m)
Window to the rear.

Bath/Shower Room

9'5 x 8'4 (2.87m x 2.54m)
Window to the rear, freestanding slipper bath with mixer tap and hand held shower attachment, separate shower cubicle, heated towel rail, wash hand basin, wc.

Second Floor

Landing

Bedroom

12'11 x 9'9 (3.94m x 2.97m)
Window to the rear with far reaching views over the town taking in the windmill and countryside beyond, built-in wardrobe and a walk-in wardrobe, access to the loft space.

Bedroom

13'1 x 10'4 (3.99m x 3.15m)
Window to the front, built-in wardrobe, further deep walk-in cupboard with hanging area and shelving, access to loft space.

Shower Room

5'9 x 5'4 (1.75m x 1.63m)
Shower cubicle, wash hand basin, wc.

Outside

Courtyard Garden

Low maintenance courtyard style garden, predominantly paved

with a small decked area, raised shrub beds, useful garden room/store (see below), gated pedestrian access to the rear with steps descending to a passageway with further double doors opening out onto Cinque Ports Street.

Store/Studio

8'9 x 6'5 max (2.67m x 1.96m max)
Light and power connected, double multi-panelled glazed door and ideal for outside entertaining of potentially a home office/workspace.

Agents Note

Council Tax Band - F

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:

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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>



GROUND FLOOR
716 sq.ft. (66.6 sq.m.) approx.



1ST FLOOR
603 sq.ft. (56.0 sq.m.) approx.



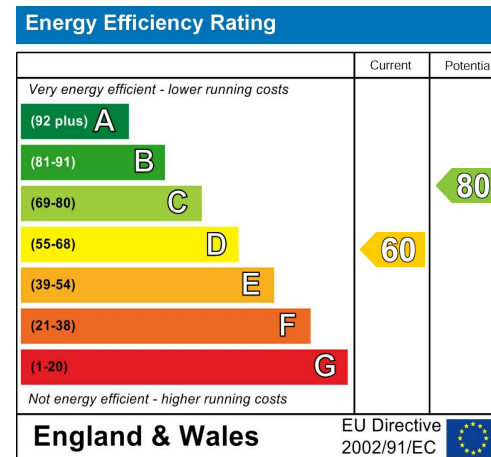
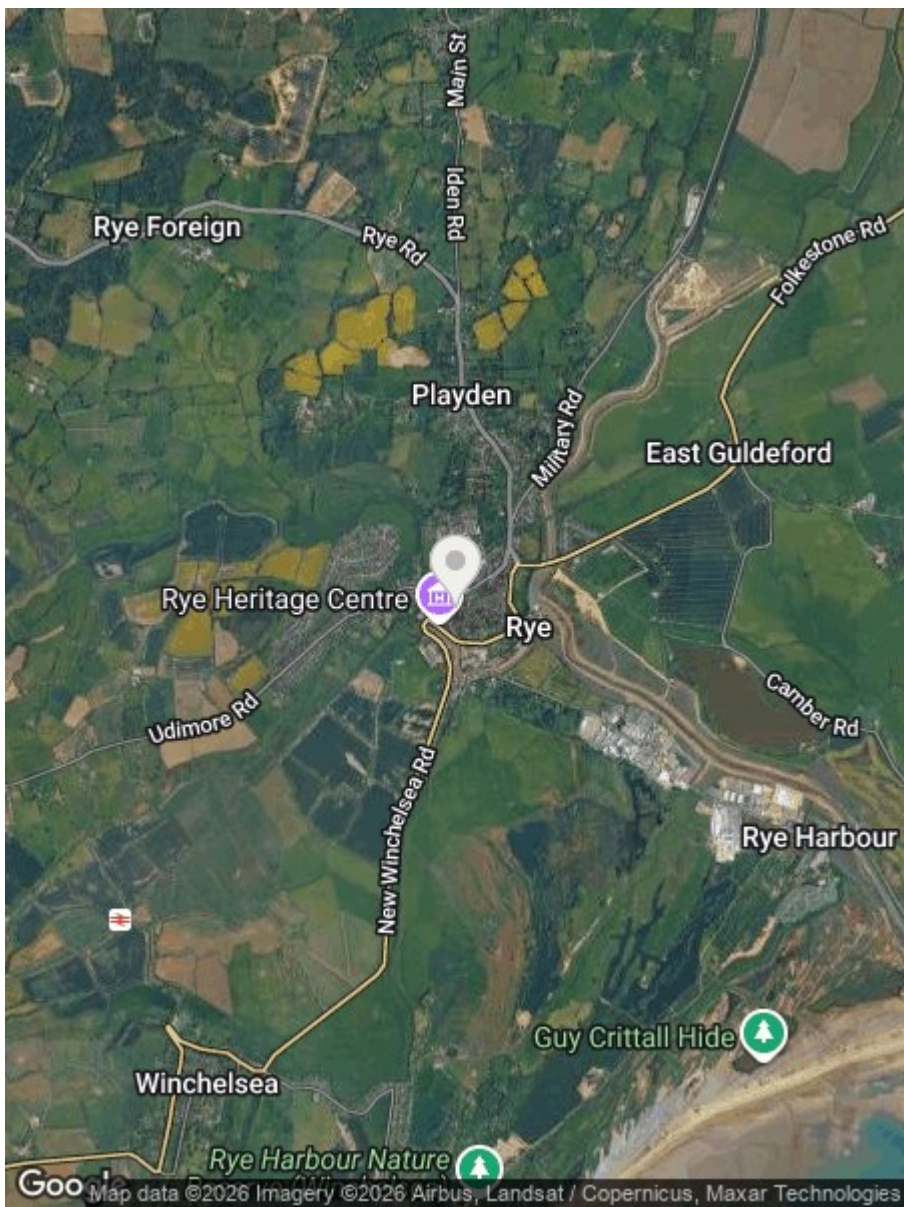
2ND FLOOR
371 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 1690 sq.ft. (157.0 sq.m.) approx.

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.

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**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**The Estate Offices Cinque Ports Street
Rye
East Sussex
TN31 7AD
Tel: 01797 224000
rye@rushwittwilson.co.uk
www.rushwittwilson.co.uk**