12 Watchbell Street,
Rye, East Sussex TN31 7HA

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Guide Price : £487,500

Situated along one of Rye's most distinguished cobbled streets in the heart of Rye's ancient Citadel, this delightful Grade II Listed cottage enjoys a highly desirable setting just a short walk from the centre of town and the many amenities on offer

In need of complete renovation, this delightful two bedroom accommodation is full of period charm in this beautiful 16th / 17th-century timber-framed home that has been thoughtfully taken back to its original state and now presents a rare opportunity for sympathetic improvement and refurbishment to reflect the home's historical charm.

Step outside to a quaint courtyard which invites you to sit a while and relax - complete with a traditional outdoor privy.

Offering exceptional potential, the property is well-suited as a charming home and peaceful retreat, its prime setting also enhances the appeal as a weekend residence, investment, or holiday let - subject to any necessary consents or restrictions

Watchbell Street is one of Rye's most iconic and sought-after locations, this historic cobbled street is just a short walk from the vibrant town centre in a Conservation Area with far reaching views. Rye's popularity as a tourist destination, coupled with the proximity of the stunning Romney Marshes and nearby coastline, further enhances the appeal of this truly special home.

- **A wonderful opportunity to own a historical Grade II home**
- **In need of complete sympathetic refurbishment throughout**
- **Desirable setting on the cobbled Watchbell Street**
- **An abundance of charming period features**
- **Magnificent inglenook fireplace with beams and timbers**
- **Arranged over three floors and a useful cellar**
- **Rich in history, reflecting bygone days and lives.**
- **Courtyard garden and outside privy**
- **Only a short walk to the town centre and excellent facilities**

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SITUATION: This lovely property is situated close to the ancient Parish church of St Mary the Virgin, in the heart of the Conservation Area of this historic town renowned for its cobbled streets, medieval fortifications and period architecture. Although the town is steeped in history, it also has a comprehensive range of shopping, health and leisure facilities, as well as great cafes, restaurants, pubs and hotels. Rye has also become something of an arts centre with many galleries and local craft shops. There is also an annual Rye Arts and International Jazz Festival and a Kino cinema complex.

The Romney marsh countryside that surrounds Rye is spectacular and with the coast just a stones throw away, there are many good walks and leisure activities to pursue, both on and off the water. The town has local train services to Eastbourne / Brighton and to Ashford, where the high speed connection to London St. Pancras can have you in the capital in 37 minutes

VIEWING by appointment WarnerGray 01797 290050

The accommodation comprises the following with approximate dimensions: Front door opens into the **SITTING ROOM / DINING ROOM** 16'3 x 15'11 maximum. The room boasts an impressive ceiling height and features a large window to the front, allowing natural light to pour in. Exposed timber beams and timbers add charm, whilst the inglenook fireplace—with its brick surrounds and bressumer beam—evokes a sense of heritage and warmth from a bygone era.

KITCHEN / BREAKFAST ROOM 12'6 x 12' max. A generous room ample enough to accommodate a table and chairs and would be ideal for a kitchen to be designed and fitted to complement the character this home deserves. The large feature fireplace adds to the rustic charm. A window and a door overlooks the rear courtyard. The room also includes ladder stairs leading down to the cellar, as well as separate stairs ascending to the first floor.

CELLAR 14'10 x 14'8 max. With ladder stairs leading down to the cellar which is a useful area for storage.

FIRST FLOOR

BEDROOM 1 17' x 15'9. A spacious room with window to the front. Feature brick fireplace. A wealth of beams, timbers and exposed floorboards. Steps lead up to attic.

BEDROOM 2 12'8 x 12'5. A wealth of beams and timbers. Four windows to the rear with far reaching rooftop views.

SECOND FLOOR ATTIC 14'10 x 16'. Sloping beamed ceiling. Window to the side. Exposed floorboards.

OUTSIDE To the rear is a walled courtyard with ample space for outside seating and table, it offers a good sense of privacy, with access to an outside privy and a gate at the rear that leads you down to the town centre.

SERVICES Mains water, electricity and drainage. Local Authority: Rother District Council

Total area: approx. 143.9 sq. metres (1549.4 sq. feet)

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