

PHILLIPS & STUBBS



coastal +
COUNTRY



Barrack Square is situated in the Conservation Area of the Ancient Town of Winchelsea, one of the few examples of a bastide town in England based on the grid-iron street plan with wide, regular streets arranged around a giant square and the church of St. Thomas the Martyr. Local facilities include the Little Shop convenience store, together with a primary school, tea-rooms, and public house. There is an hourly train service from Winchelsea station to Eastbourne and to Ashford International, from where there are high speed connections to London St Pancras in 37 minutes. Winchelsea Beach is less than two miles and adjoins the Rye Harbour Nature Reserve. For more comprehensive facilities there is the Cinque Port of Rye (3 miles), renowned for its historical associations, medieval fortifications and fine period architecture. As well as its charm and history, the town has a comprehensive range of shopping facilities and an active local community, with the arts being strongly represented. Festivals include the Rye Bay Scallop Week, Maritime Festival, Rye International Jazz Festival and the Rye Arts Festival.

Forming an end of terrace Grade II* Listed 18th Century period cottage built upon a series of high vaulted cellars which date from about 1300. The cottage which presents both brick and tile hung elevations now requires updating.

Rear door into the kitchen/dining room which is fitted with a range of units, gas hob and oven, cupboard housing gas fired boiler, tiled floor, space for fridge/freezer. Windows to rear and side.

Living room double aspect, open fireplace. Stairs to the first floor.

Bedroom 1 double aspect and built in double cupboard.

Bedroom 2 window to rear, built in double cupboard.

Shower room comprising corner shower cubicle, wash hand basin, w.c and window to rear.

On the landing there is a hatch and retractable ladder to a large attic space which has two windows to the side.

Outside: To the front there is a door with wooden ladder style steps down into the vaulted cellar, which according to the official Listing, dates from around 1300. To the rear of the cottage there is a pedestrian right of way across the back of the whole terrace. Beyond the path is the enclosed garden, there is also a useful outbuilding, probably a former privy.

Local Authority: Rother District Council. Council Tax Band D
Mains electricity and water. Mains drainage.

Predicted mobile phone coverage: EE, Vodafone, Three and 02

Broadband speed: Superfast 80Mbps available. Source Ofcom

River and Sea Flood risk summary: Very low risk. Source GOV.UK

Guide Price £374,950 Freehold

1 Barrack Square, Winchelsea, TN36 4EG



An end of terrace 2 bedroom Grade II* Listed cottage situated in the heart of the Conservation Area of the Ancient Town with garden to rear and large vaulted cellar which dates from around 1300, the property now requires a degree of updating

- Grade II listed cottage
- Kitchen/dining room
- Living room
- Shower room
- Large attic space
- Enclosed rear garden

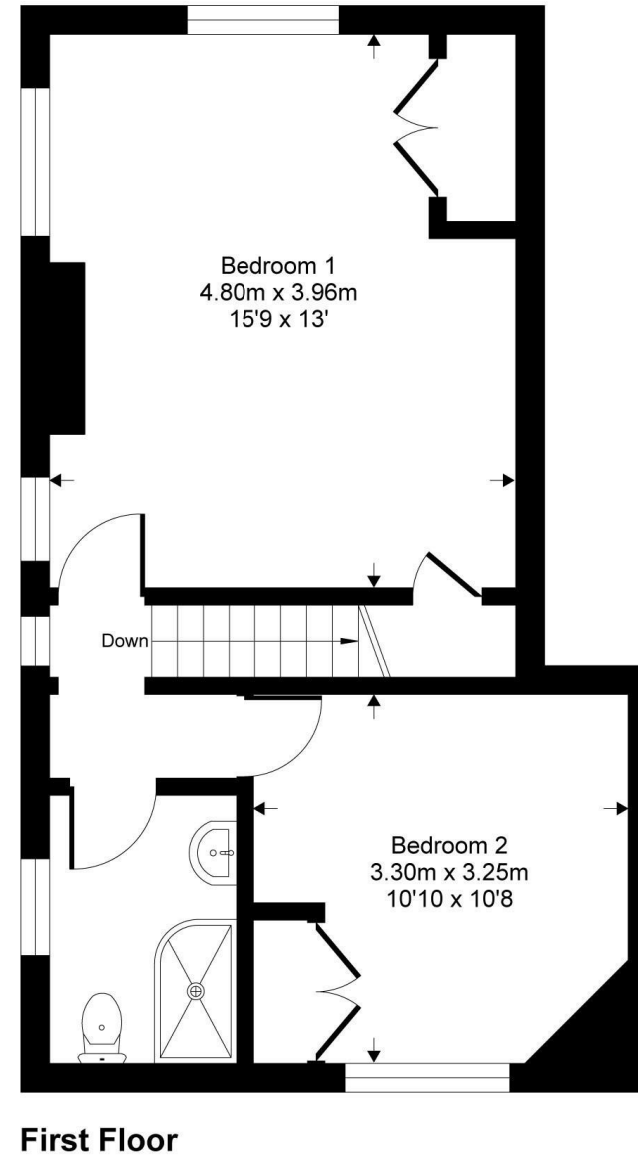
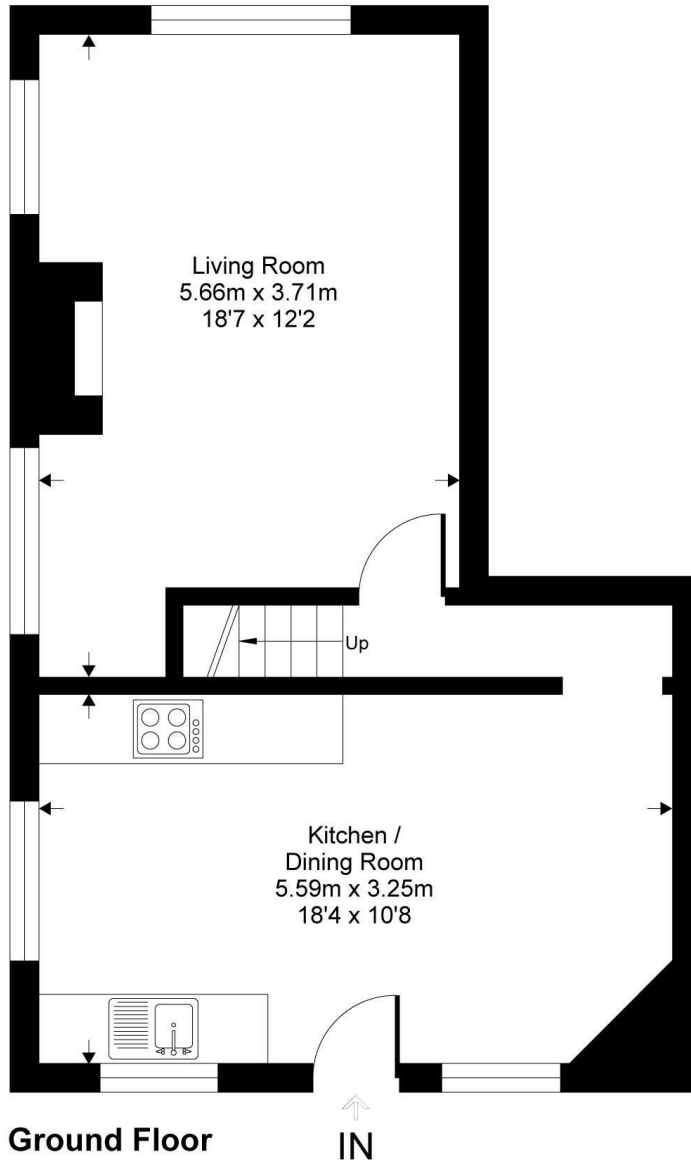
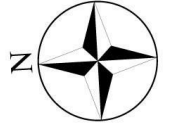


Directions: From Rye, take the A259 west and upon approaching Winchelsea Town, take the first turning left up into the town passing under the Landgate arch. Take the first turning on the right into Barrack Square where No.1 will be found at the very end as the round bears around to the left.
Parking is usually available on the street.

EPC: D
Local Authority: Rother District Council
Council Tax Band: D

Barrack Square

Approximate Gross Internal Area = 81.7 sq m / 880 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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