Rimswell Cottage Church Street, Bexhill-On-Sea, East Sussex TN40 2HE
Offers In Excess Of £405,000 Freehold

About this property

A truly exceptional medieval cottage, believed to date back to the 1500s, this home is steeped in history and retains many original character features. These include sections of the original wattle and daub walls, exposed timber beams, a traditional brick bread oven, and a cellar complete with a well and an opening to a tunnel, believed to have once been used by smugglers.

The accommodation comprises an entrance hall, a characterful living room featuring an elevated platform and an impressive inglenook fireplace, a dining room, a fitted kitchen, a second reception room, a utility room, and a ground floor bathroom. On the first floor are two generous double bedrooms, a unique mezzanine landing overlooking the dining room, and a family bathroom, which is also accessible directly from one of the bedrooms. The second floor offers a further two spacious double bedrooms. Additional highlights include a stunning solid wood staircase with a rope handrail, perfectly complementing the property's historic character, together with a wealth of period features throughout that make this home truly one of a kind.

Outside, the property benefits from a private rear garden, established with a variety of mature plants, shrubs, and small trees. Enclosed by attractive picket fencing, the garden provides a peaceful and secluded setting.

BRIEF HISTORY OF RIMSWELL COTTAGE

This is another medieval timber ‘Hall House.’ In the 16th Century the building was occupied by William Cramp, a church warden. At the time it was known as ‘Blabers,’ a title that was possibly related to the family name of the smithy who who had worked there in years past. By 1806 ownership of the house had been granted to Tom Griffiths, who then leased it to a Mr Diplock. Another notable tenant was Dorothy Lansdell, daughter of Ann & Isaac. It is believed that during her time at the cottage, the adjoining barn was converted into the three small cottages that exist today.

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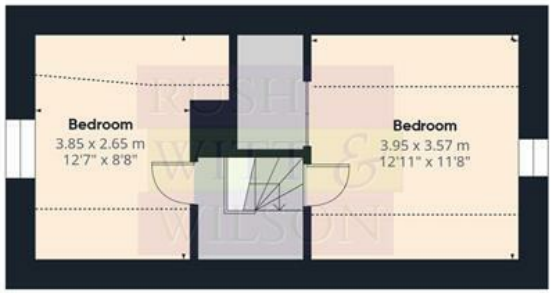
Floor 0

Floor 1



Floor 2

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Approximate total area(1)

132 m²

1421 ft²

Reduced headroom

15.3 m²

164 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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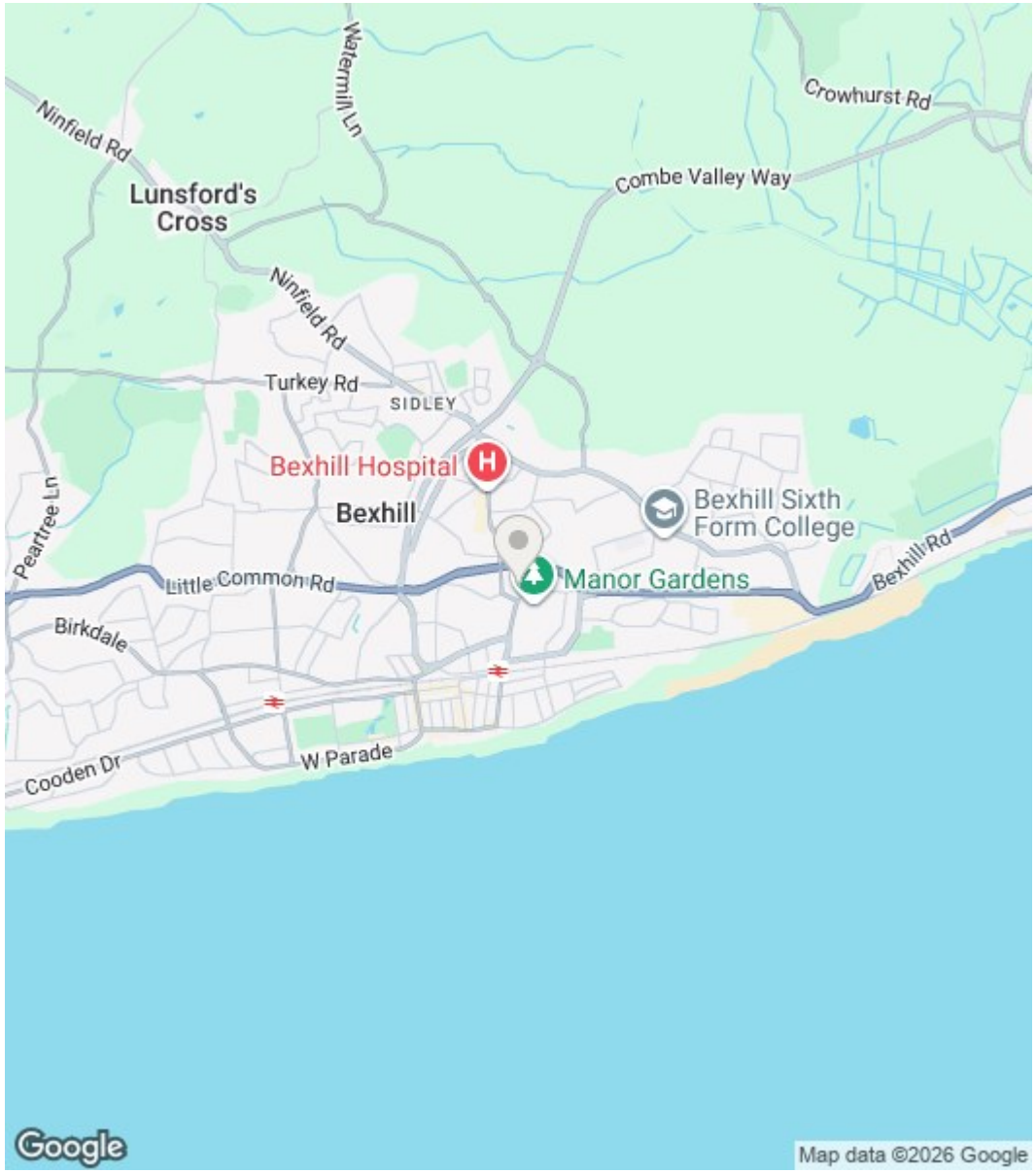

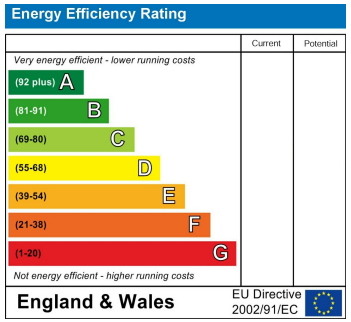

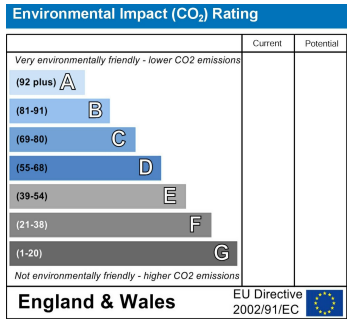

Council Tax Band - D

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.

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