

PHILLIPS & STUBBS



coastal +
COUNTRY



Located just outside of the village, Peasmarsh offers local facilities and amenities including Jempsons (a family run supermarket), two public houses. More extensive amenities can be found in the Ancient Town and Cinque Port of Rye (3 miles) renowned for its historical associations and fine period architecture. From the town there are local train services to Eastbourne and to Ashford International, from where there are high speed connections to London St Pancras (37 minutes) and the Continent via Eurostar. The coast is within easy reach and the area boasts a host of tourist and leisure attractions including Great Dixter, Bodiam Castle and Smallhythe Place.

The property is arranged principally on the ground floor and comprises an open-plan sitting room and kitchen, creating a light and sociable living space with views over the surrounding landscape. There is a ground floor double bedroom together with a family bathroom, whilst a second attic bedroom is on the first floor, providing useful additional accommodation.

The property enjoys a rural position, approached through open countryside and bordered by farmland.

A partially glazed entrance door opens into a central hallway with stairs rising to the first floor and doors leading to the principal ground floor rooms.

To one side of the house is an open plan kitchen/living room, extending to over 20ft in length. Dual aspect windows afford attractive views over the surrounding countryside. The kitchen area is fitted with a range of units arranged around central island. A door from the kitchen provides access to a useful rear porch/boot room with external door to outside.

On the opposite side of the hallway is a generously proportioned double bedroom enjoying a pleasant outlook over the grounds and neighbouring farmland.

Adjacent is a family bathroom fitted with a panelled bath, wash basin and wc.

A staircase rises from the entrance hall to the first floor where there is a landing/attic bedroom 2.

Outside

The property occupies a rural position surrounded by open fields and farmland, enjoying a peaceful and

secluded setting with far-reaching views across the surrounding countryside. The immediate garden area is lawned with a gated driveway and parking being hedge enclosed. Adjoining is a small paddock. In all approximately 0.6 acres (to be verified).

Additional information

Local Authority: Rother District Council. Council Tax Band E

Mains electricity and water. Private drainage

Predicted mobile phone coverage: EE, Vodafone, Three and O2

Broadband speed: Standard 10 Mbps

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

Offers In The Region Of £450,000 Freehold

Valley View Hayes Lane, Peasmarch, Rye, TN31 6XR



A charming detached bungalow offering great potential occupying an idyllic rural setting, surrounded by open fields and enjoying far-reaching countryside views set in approx 0.6 acres (TBV).

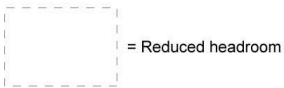
- Rural position • 2 bedrooms • Open plan kitchen/dining room • Double sided fireplace • Large family bathroom • Garden and adjoining paddock • Offered chain free



Directions: Leave Rye in the direction of Broad Oak and Battle and continue into Udimore passing the Kings Head public house on your left. As you leave Udimore, there is a series of S bends and a lane (unmarked but called Hundred House Lane) on the right signposted to Beckley and Peasmarch. Continue down the lane through the wooded area and down into the valley. As you start to climb up the other side, bear right into Hayes Lane and proceed for about half a mile where the entrance to the property will be seen on your left.

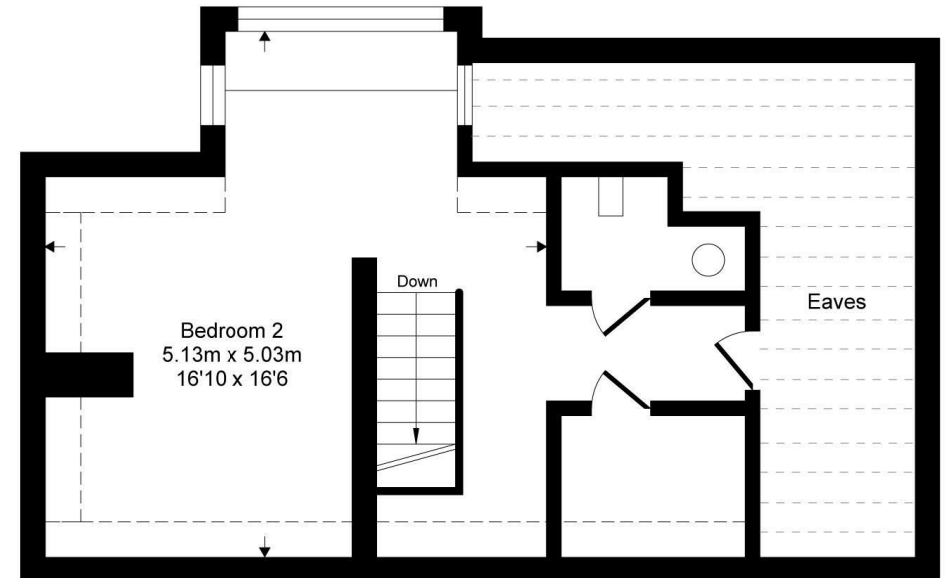
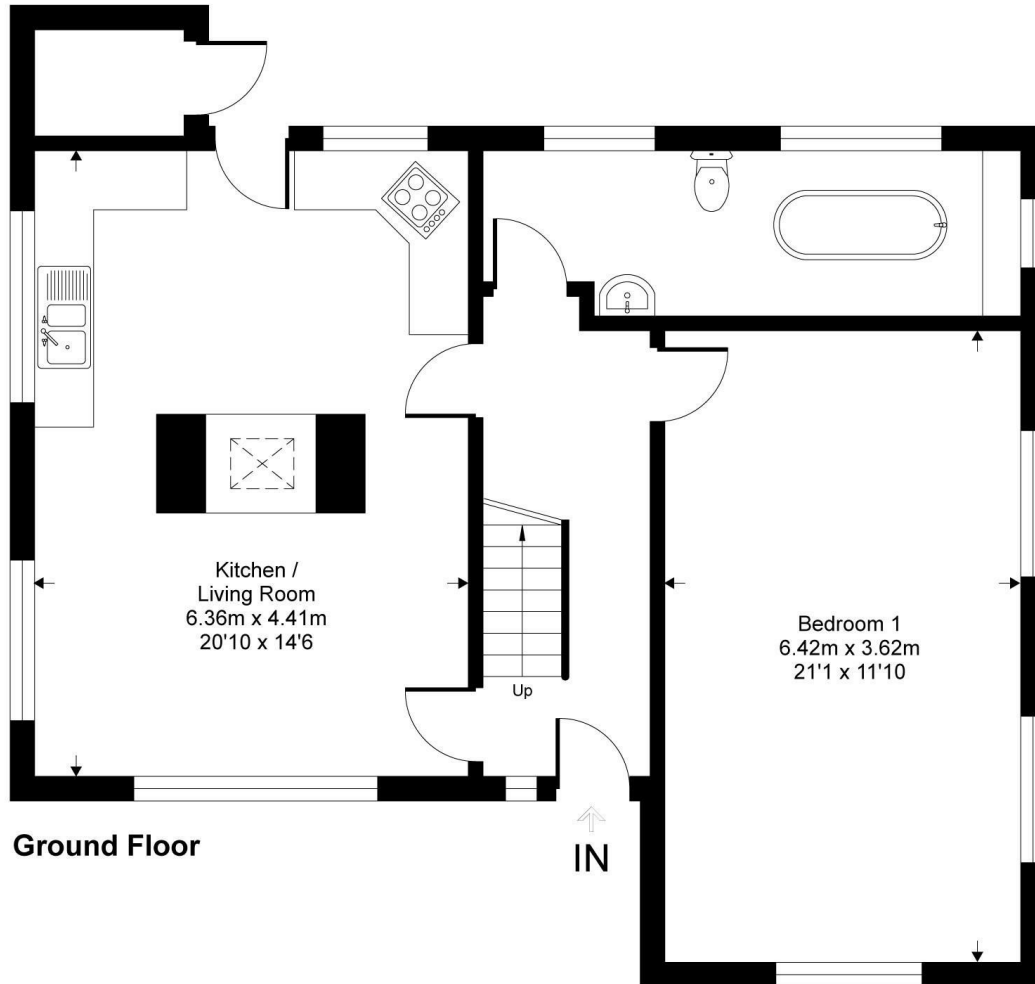
What 3 words: happy.email.outcasts

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



Hayes Lane

Approximate Gross Internal Area = 111.2 sq m / 1197 sq ft
(excludes restricted head height)



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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