

# PHILLIPS & STUBBS



coastal +  
COUNTRY





The property fronts a cobbled street in the heart of the Conservation Area of the Ancient Town and Cinque Port of Rye, 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. Rye Arts Festival and Rye International Jazz Festival are held annually and a two-screen cinema complex is available in Lion Street. From the town there are local train services to Eastbourne and to Ashford with high speed connections London St. Pancras in 37 minutes. Sporting facilities in the area include golf at Rye, tennis at Rye Lawn Tennis Club with reputedly among the very best grass courts in the country, sailing on the south coast and many fine countryside and coastal walks.

A Grade II Listed timber frame period property built between 1556-1560 by Robert Malidad, a Rye fisherman. The property, which has fine features including exposed beams, inglenook fireplaces and generous ceiling heights, is now in need of refurbishment. The accommodation is arranged over three levels, as shown on the floor plan. Between 1934-1992, the property was owned by the renowned artists Robert Mackechnie and his wife Margaret Barnard, both students at The Glasgow School of Art, which was a powerful influence for Art Nouveau and later for Modernism; the inspiration can be seen in some of the alterations and additions at No.4 as well as the purpose-built studio.

A raised panel front door with a hood above supported on moulded brackets opens into an entrance lobby with an inner door to the sitting room overlooking Watchbell Street with an inglenook fireplace, exposed ceiling timbers and picture rail.

The inner hall has a staircase leading to the upper floors and steps down to a cellar and wine store. To the rear is a walk-in pantry.

The dining room, which overlooks the rear garden, has an inglenook fireplace, picture rail, dado rail and exposed wooden floorboards.

The kitchen, which has a part vaulted ceiling, has a stainless steel sink unit, a work surface and various storage cupboards.

On the first floor, there is a landing with a narrow turned staircase to the upper floor.

Bedroom 1 has a full height bay window overlooking the rear garden, studio and townscape, together with a sealed fireplace.

Bedroom 2 has views over Watchbell Street, a cast iron fireplace and exposed ceiling beams.

The bathroom has fittings comprising a roll top bath, high level w.c, wash basin and bidet.

On the second floor, bedroom 3 has a bay window to the rear with roofscape views of the town.

Bedroom 4/studio has a bay window to the front with distant views to the sea, a vaulted ceiling with exposed timber framing and glazed panels providing natural down light and a view of the church.

Outside: To the rear of the property is a walled garden 26' x 23' approximately being part paved and part laid to bricks with raised flower beds. Gardener's w.c. Garden store. To the far end is a detached studio of brick elevations beneath a pitched tiled roof with natural down lights and a fitted wood burner.

Guide price: £795,000 Freehold

4 Watchbell Street, Rye, East Sussex TN31 7HA

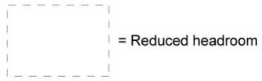


A Grade II Listed period property of sixteenth century origin with later additions, in need of refurbishment, together with a detached purpose built studio, fronting a cobbled street in the Conservation Area of the Ancient Town.

- Entrance lobby • Sitting room • Dining room • Kitchen • Inner hall • Cellar • Landing • Three double bedrooms • Studio/bedroom 4 • Bathroom • Gas central heating • Walled rear garden • Detached studio • Gardener's W.C





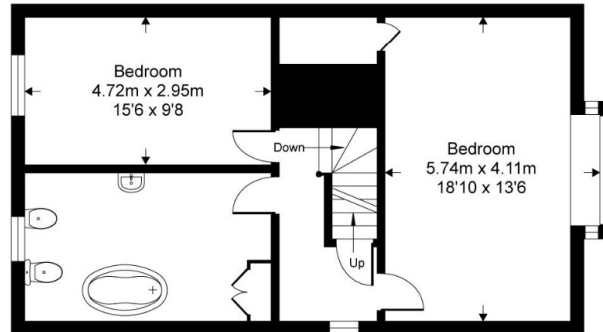


# Watchbell Street

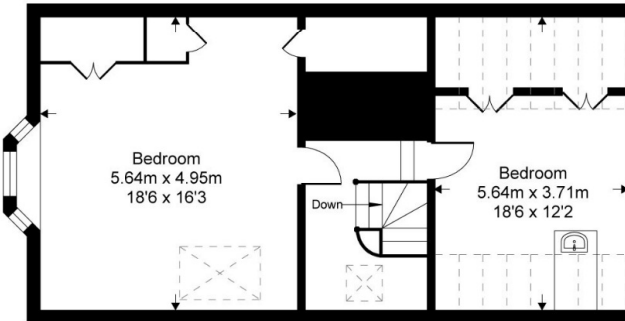
Approximate Gross Internal Area = 210.2 sq m / 2263 sq ft

Studio = 25.2 sq m / 272 sq ft

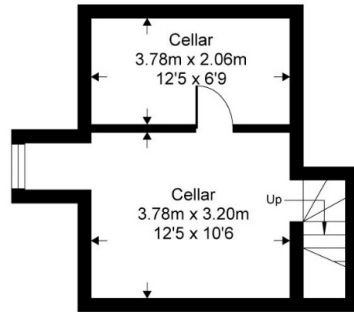
(excludes restricted head height)



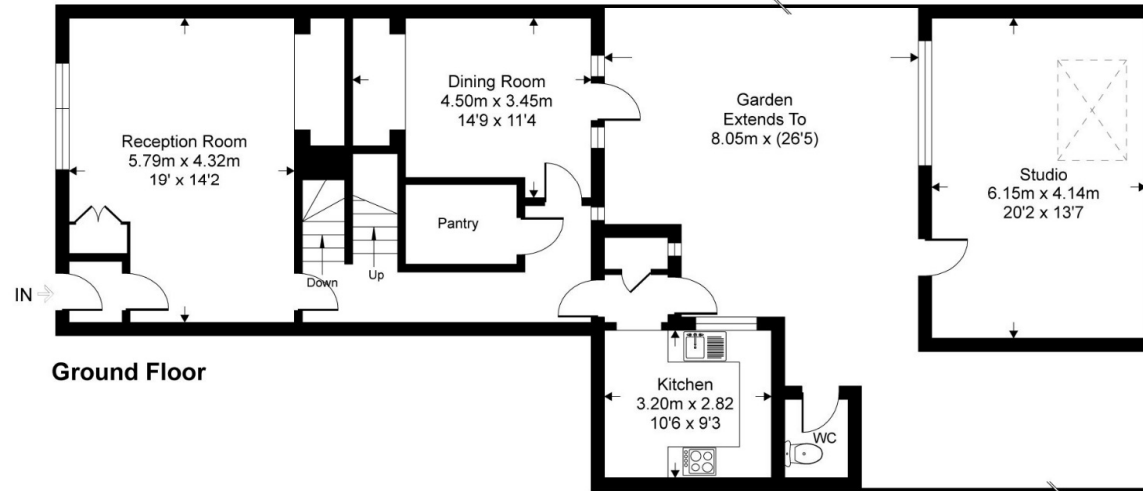
**First Floor**



**Second Floor**



**Lower Ground Floor**



**Ground Floor**

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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