

# PHILLIPS & STUBBS



coastal +  
COUNTRY



The property is centrally located on the edge of the conservation area, within a short walk of the train station in the Ancient 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 an extensive range of shopping facilities, smaller retail units, guest houses, cafes, gym, sports centre, art/antique galleries and an active local community, with the arts being strongly represented. Rye Arts Festival and Rye International Jazz Festival are both held annually. From the town there are local train services to Eastbourne (55 mins) and to Ashford International (22 mins), from where there are high speed connections to London St. Pancras in 37 minutes and from there to Paris, Brussels and Amsterdam via Eurostar. Sporting facilities in the area include golf at Rye and Cooden, sailing and many fine countryside and coastal walks.

An attached period property of timber frame construction presenting appealing elevations of black weatherboard cladding beneath a traditional pitched tiled roof. The accommodation, which is arranged over four floors, has recently been painstakingly renovated and restored keeping the period features, including antique floorboards, beams and fireplaces, but adding modern comforts. Provenance: Built at the end of the eighteenth century and then bought as an ale house in 1802 and called "The Carpenters' Arms" with beer made on the premises. By 1877 it was called "The Two Sawyers Inn" and by 1896 it had been re-named "The London Stout House". In 1908 it was unlicensed and converted into a grocer's store with a tuck shop and house before later becoming a private residence.

A glazed entrance door opens into a modern, well-equipped double aspect kitchen with a range of painted cabinets comprising cupboards and drawers beneath woodblock work surfaces with tiled surrounds, butler sink with mixer tap, integrated dish washer, built in fridge freezer, range cooker, plumbing for a washing machine and glazed double doors opening to the rear garden. Adjoining is a cloakroom with modern fittings and a cupboard housing the gas boiler.

Adjacent is the dining room, which was once the pub cellar, with exposed ceiling timbers, colour washed brickwork to the walls, natural brick fireplace and a tiled floor.

On the ground floor, there is a lovely sitting room with a large window to the front with shutters, exposed floorboards and a fine cast iron fireplace. To the rear is a double bedroom with a corner fireplace, panelled walls and a large fully tiled en suite bath/shower room with a walk-in double shower, wash basin, slipper bath and close coupled w.c.

On the first floor, there is a landing with stairs rising to the second floor and two double bedrooms, one of which has a triple casement sash bay window and a fireplace with an arched tiled surround.

On the second floor there is a below eaves double room, which has a dormer window, a raised ceiling with exposed ceiling timbers and an en suite shower room. To the rear is a bath/shower room with a shower enclosure, close coupled w.c, slipper bath and console wash basin.

Outside: The property is approached from Ferry Road via a glazed entrance and deck walkway which leads to a fence and wall enclosed south/south westerly facing Mediterranean style raised deck garden of about 38' X 20' with palms and a mature ginkgo tree.

Services: Mains water, electricity, gas and drainage. Double glazed.  
EPC rating D  
Council Tax Band: TBC

Guide price: £585,000 Freehold

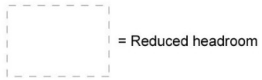
The Old Stout House, 32 Ferry Road, Rye, East Sussex TN31 7DN



A painstakingly renovated and stylishly presented eighteenth century period property of immense character with a fascinating history, versatile living space and an enclosed, private south facing rear garden.

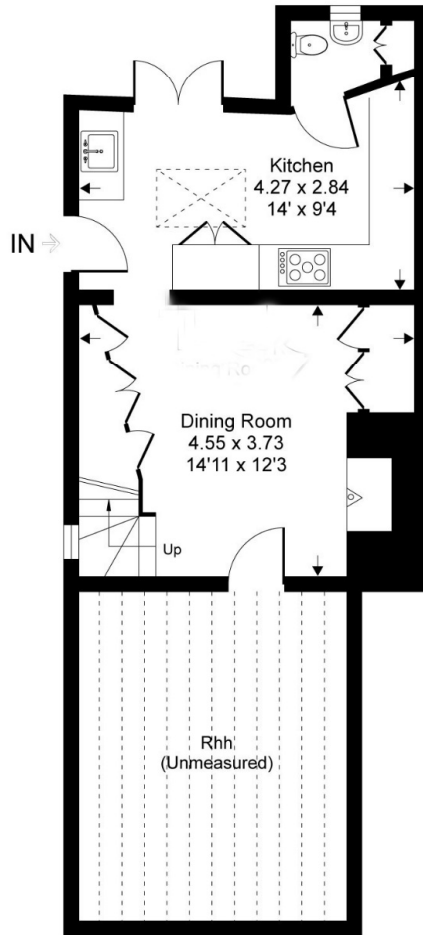
- Sitting room • Dining Room • Kitchen • Cloakroom • Four double bedrooms • Three bath/shower rooms • South facing enclosed Mediterranean style garden



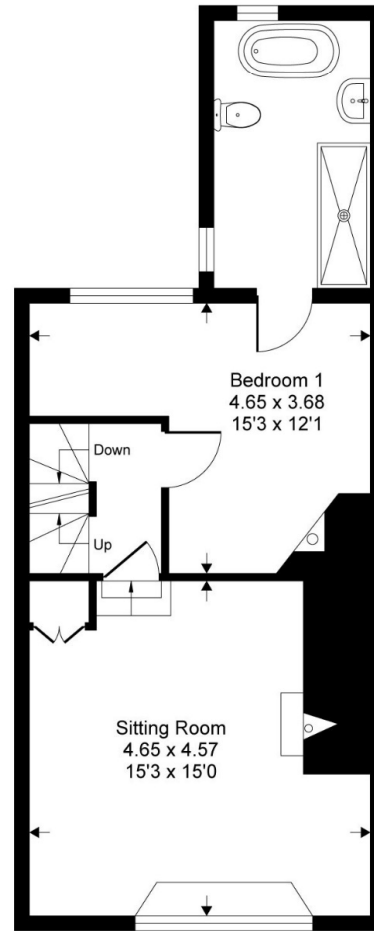


# Ferry Road

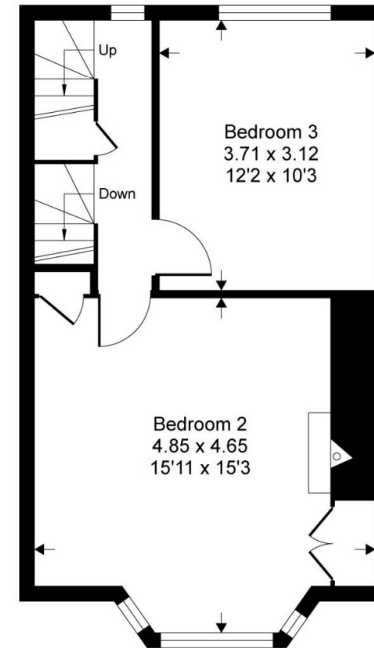
Approximate Gross Internal Area = 138.7 sq m / 1494 sq ft  
(excludes restricted head height)



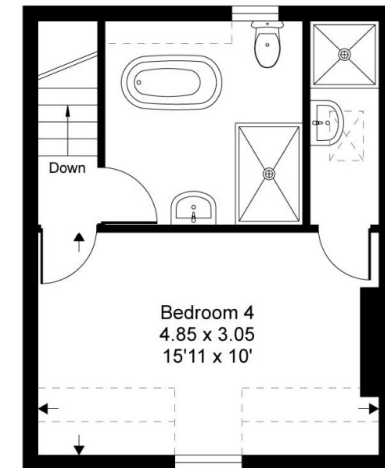
**Lower Ground Floor**



**Ground Floor**



**First Floor**



**Second Floor**

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# PHILLIPS & STUBBS



Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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