

PHILLIPS & STUBBS



coastal +
COUNTRY



The property is delightfully situated on one of the quaint cobbled ways close to the church 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.

Once the home of the Grebbel family, Temple House forms part of what was originally a hall house of early sixteenth century origin, which was later divided and then extensively remodelled by Thomas Lamb in 1794, at which time he rebuilt the street façade in brick with a front parapet beneath a pitched peg tiled roof. The elegant, well-proportioned accommodation with good ceiling heights is arranged over three levels, as shown on the floor plan, and in common with many properties in Rye, there are areas of “flying freehold” whereby small parts of the adjoining property pass above or below parts of No.5. Further details upon request.

Steps to a six-panel moulded front door, with a semi-circular fanlight, opening to a reception hall with a fine staircase leading to the first floor. The sitting room has a tall sash window to the front with original shutters, exposed floorboards, a sweeping corner wall, a fireplace with a brick hearth and moulded outer surround and an archway to one side leading to an inner lobby. The dining room has a tall sash window to the front with original shutters, panelling to the walls, antique floorboards, a sweeping back corner cupboard with scalloped shelves and fluted columns and a Regency style fireplace with a castellated marble outer surround and over mantle supported on Ionic pilasters too either side of which are cupboards with raised panelled doors.

From the rear hall there are steps down to a useful cellar housing the gas boiler. The study has a brick fireplace with a wooden surround, oak flooring and glazed bi-fold doors to an orangery with a vaulted ceiling, tiled floor and arched window with plantation shutters overlooking West Street.

The kitchen/breakfast room, which has a vaulted ceiling with roof lights and a herringbone pattern brick floor, is fitted with a range of cabinets comprising wall and floor cupboards, areas of work surface, an undermounted stainless steel sink, an inset electric hob, with an oven beneath and a filter hood above, an integrated dishwasher and space for a fridge freezer. There is a walk-in pantry with shelving and plumbing for a washing machine. To the rear elevation are picture windows and a glazed door to the courtyard and garden beyond. Also on the ground floor there is a bathroom.

On the first floor landing there is a window to the rear with roofscape views of the town. The drawing room/bedroom 2 has sash windows overlooking Lamb House garden, a brick fireplace with a surround and two arched display recesses with cupboards below with inset wicker panels. Bedroom 1 has views to the front over Lamb House garden, a brick fireplace and an en suite bathroom. There is a separate shower room with a tiled shower enclosure, wash basin and high level w.c. On the second floor, there is a landing with a large dormer window with widespread townscape views and further attic bedrooms.

Outside: Immediately to the rear of the house is a courtyard which opens out to the principal garden, bounded by clematis and rose clad mellow brick walls and flagstone paved with serpentine low brick raised mixed flower borders, from where there are lovely townscape views. Note: There are pedestrian rights of access serving adjacent houses across the outside space to West Street.

Services: Mains water, electricity, gas and drainage. Gas central heating.
Council Tax Band: F

Guide price: £1,180,000 Freehold

Temple House, 5 West Street, Rye, East Sussex TN31 7ES



An elegant Grade II listed Georgian town house with lovely views, together with a walled garden, set on a cobbled street close to the church in the central Conservation Area of the Ancient Town and Cinque Port of Rye.

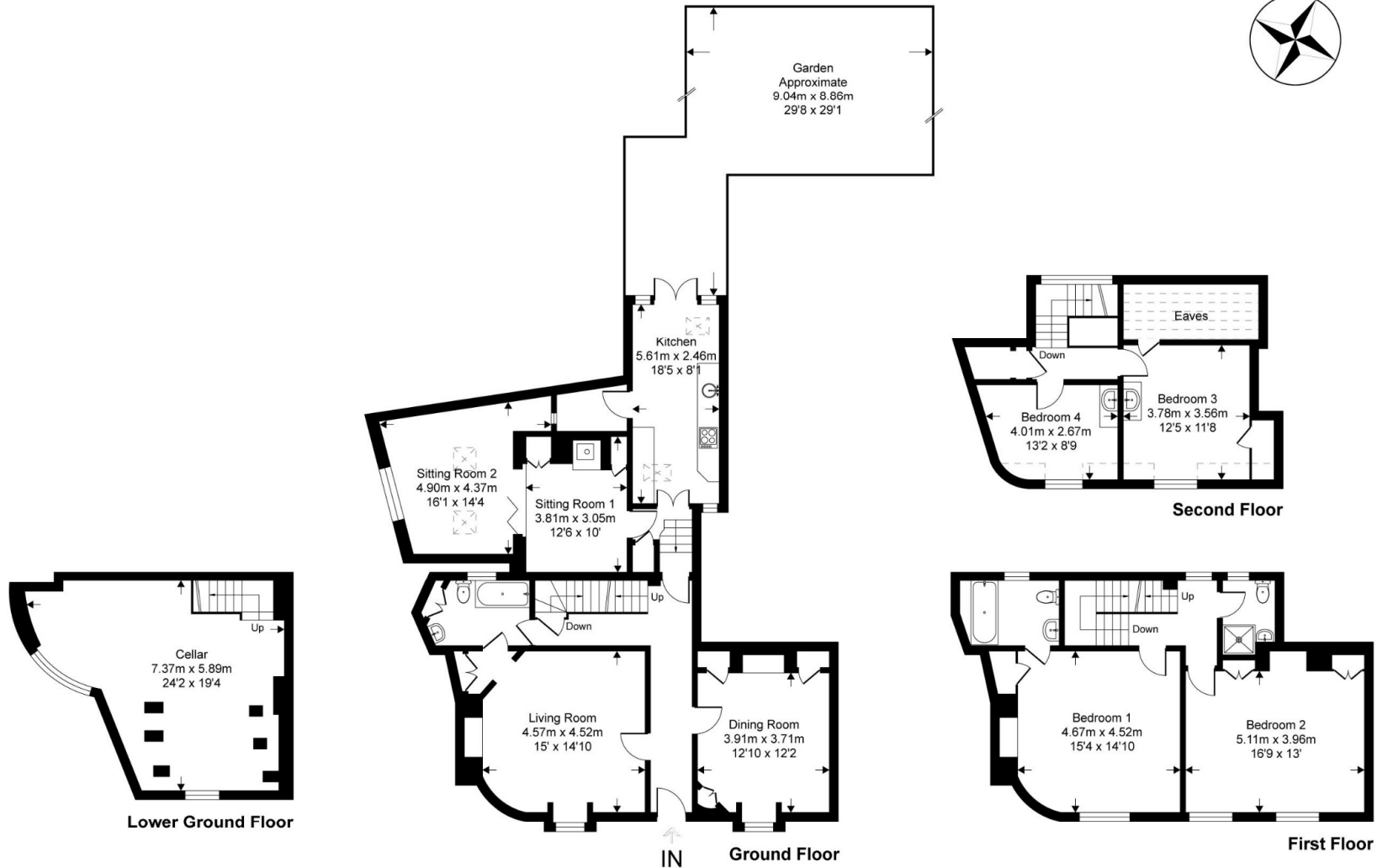
- Entrance hall • Sitting room • Dining room • Study • Orangery • Kitchen/breakfast room • Bathroom • Cellar • Landing • Drawing room/bedroom 2 • Principal bedroom with bathroom • Shower room
- Two further attic bedrooms • Walled garden





West Street

Approximate Gross Internal Area = 237 sq m / 2552 sq ft
(excludes restricted head height & eaves)



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.

PHILLIPS & STUBBS



Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

Important Notice:

Phillips & Stubbs, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on our own behalf or on behalf of their clients or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. These particulars have been provided in good faith and, whilst we endeavour to make them accurate and reliable, if there are any points of particular importance to you please contact our office and we will make further enquiries on your behalf. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents regarding alterations. Phillips and Stubbs have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. All contents, fixtures, fittings and electrical appliances are expressly excluded from the sale unless specifically mentioned in the text of the sales particulars. A wide angle lens has been used in the photography.



47-49 Cinque Ports Street, Rye, East Sussex TN31 7AN
Mayfair Office, 15 Thayer Street, London W1U 3JT

01797 227338
0870 1127099

rye@phillipsandstubbs.co.uk
mayfair@phillipsandstubbs.co.uk

www.phillipsandstubbs.co.uk