

PHILLIPS & STUBBS



coastal +
COUNTRY



Pines Cottage is situated in an Area of Outstanding Natural Beauty in the desirable village of Beckley and is within two miles of the village of Northiam which offers leisure facilities including bowls club, library and Great Dixter house and gardens. There is also a range of everyday shopping facilities as well as a parish church, doctor's surgery, NHS Dentist, vets, private fitness gym, primary school and large sports hall for badminton, keep fit classes etc. More comprehensive facilities are available in Peasmarsh (3 miles), where there is a family run supermarket, Battle (12 miles) and Tenterden (7.5 miles) with Waitrose & Tesco supermarkets and leisure centre. The Ancient Town and Cinque Port of Rye is 6 miles. Main-line rail services into London Charing Cross and Cannon Street can be found at Staplehurst (15 miles) and Robertsbridge (8 miles) taking approximately one hour, 5 minutes and 1hr, 20 minutes respectively. Ashford International (20 miles) provides a high speed service to London St Pancras in 37 minutes. There are excellent schools in the area in both the private and state sectors at all levels.

A well maintained attached Grade II listed Georgian period property with later additions in 1938, presenting attractive weatherboard clad elevations with two double height bay windows to the front beneath a mansard roof. The beautifully presented and versatile living accommodation, which extends to about 2000 sqft, is arranged over three levels, as shown on the floor plan. From the upper floors, there are rural views across adjoining farmland.

The property is approached via a panelled front door with a flat hood over, which opens to a living room with a large bay window, old pine flooring, wall panelling and a brick fireplace with a wood burning stove. Also to the front is a sitting room with a large bay window, old pine flooring and a brick fireplace with a decorative timber surround.

To the rear is a kitchen/breakfast room overlooking the garden with a brick fireplace with a fitted wood burning stove. The cabinets comprise a range of shaker style base and wall cupboards and soft closing drawers beneath oak block worktops with an under mounted sink, inset induction hob with coloured glass splash back and filter canopy, fitted oven and grill, plumbing for a dishwasher and a sideboard with a granite worktop.

Adjoining is a garden room with a vaulted ceiling with exposed timbering and brickwork and French doors opening to the rear garden. Adjacent to the kitchen is a useful utility porch with a part-glazed door to outside, an oak worktop with space for appliances below and a connecting door to a cloakroom with modern fittings.

To the first floor, there is a split level landing with stairs to the second floor and two large double bedrooms with bay windows to the front and fitted wardrobes. In addition, there is a modern family bath/shower room and a further separate shower room.

On the second floor, there are three rooms with vaulted ceilings, currently comprising two double bedrooms and a studio.

Outside: The property is set back from the road and screened by a mature hedgerow and specimen trees. There is a pebble beach driveway and off road parking area with access to a large attached garage with timber double doors to the front and a personal door to the rear. A pedestrian side gate leads to a flagstone terrace and the landscaped rear garden, which is very much a particular feature of the property being laid out in a series of interconnecting "rooms" comprising paved seating areas and various terraces with a wisteria clad arbour and rose clad pergolas, linked by brick and shingle paths flanked by well stocked and burgeoning borders underplanted with iris, black peony poppies, ferns, box hedging, brunnera, a variety of trees including palm and maple and flowering shrubs, including mahonia and camellias leading to an area of lawn with a pergola covered seating area, apple and fig fruit trees and access to 2 large workshops with light and power, a greenhouse and a further area of lawn backing onto fields with a willow tree, a circular brick edged pond and summer house.

Services: Local Authority: Rother District Council. Council Tax Band D
Mains electricity, gas and water. Private drainage
Predicted mobile phone coverage: EE, Three and O2
Broadband speed: Superfast 40Mbps available. Source Ofcom
Flood risk summary: Very low risk. Source GOV.UK

Guide price: £635,000 Freehold

Pines Cottage, Main Street, Beckley, Rye, East Sussex TN31 6RR



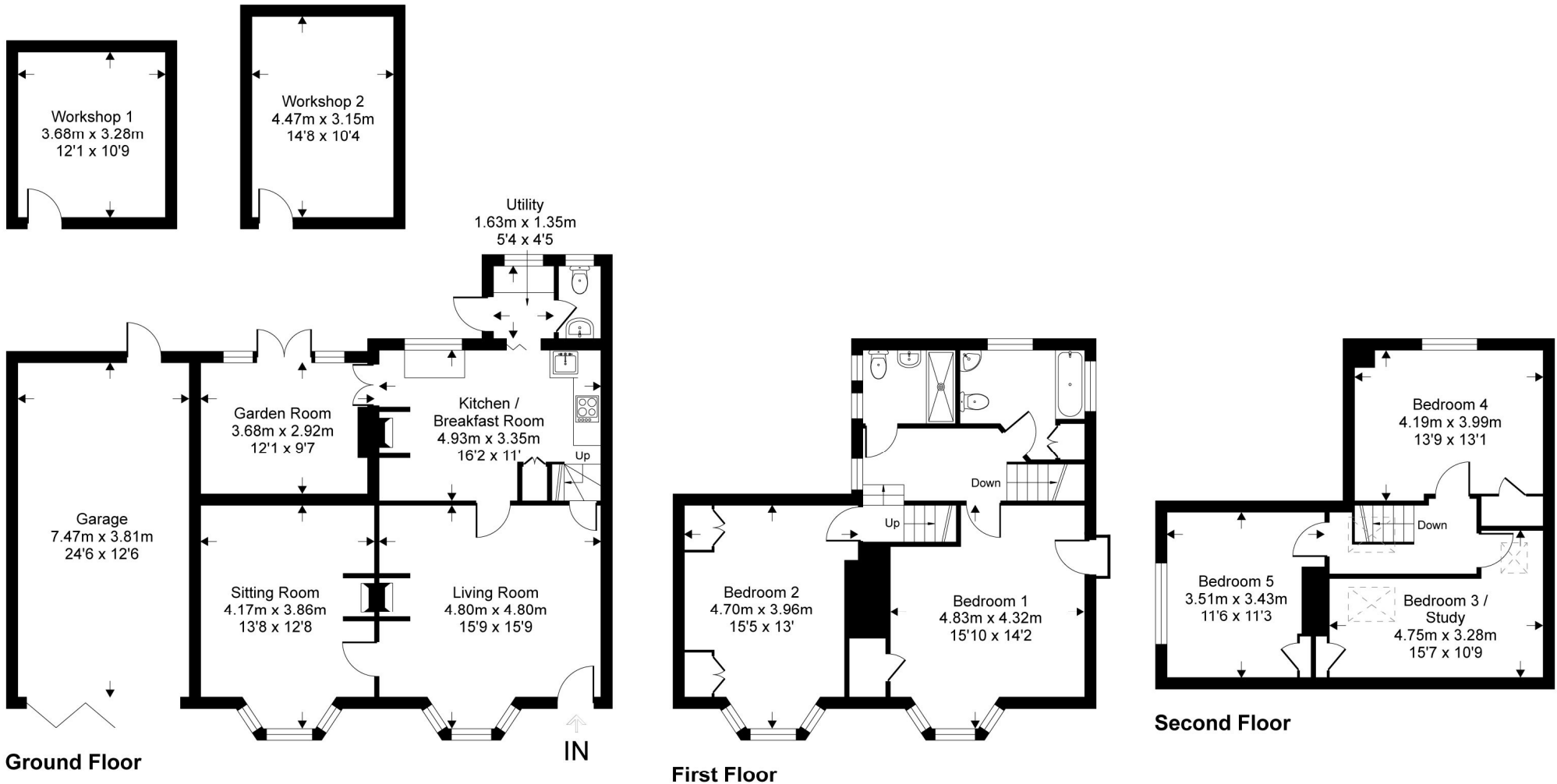
An attached Grade II Listed Georgian period house occupying a centre of village location, affording elegant accommodation of about 2000 sqft and set in enchanting landscaped gardens adjoining farmland.

- Living room • Sitting room • Garden room • Kitchen/breakfast room • Utility porch • Cloakroom
 - Two first floor double bedrooms • Shower room • Bath/shower room
- Three further second floor bedrooms or studio/office space • Delightful gardens of about 0.28 of an acre
 - Two workshops • Large garage • Off road parking



Main Street

Approximate Gross Internal Area = 177 sq m / 1908 sq ft
 Approximate Garage Internal Area = 28 sq m / 305 sq ft
 Approximate Outbuilding Internal Area = 26 sq m / 282 sq ft
 Approximate Total Internal Area = 231 sq m / 2495 sq ft



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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