

PHILLIPS & STUBBS



coastal +
COUNTRY



Situated in the Conservation Area of Appledore, a small picturesque village with a long history. Once a coastal town and port with river access inland, nowadays, this is a pretty, well-kept village, with a collection of ancient dwellings, grand houses, farms, cottages and modern properties built along a wide main street. Much of the village activity still centres around the lovely old Church of St. Peter and St. Paul. Daily amenities including a village shop and Post Office, public house, tea shop and village hall as well as a branch line rail service to Ashford where it connects with a high speed service to London St Pancras in 37 minutes. There is a doctor's surgery at nearby Ham Street. 6 miles to the north is Tenterden with its tree-lined High Street, leisure centre and Waitrose and Tesco supermarkets. To the south west is the Ancient Town and Cinque Port of Rye (6 miles) with its historical associations and medieval architecture. Access to coastal bathing beaches is at Camber Sands. Sporting activities include golf at Rye and Littlestone and tennis at Rye Lawn Tennis Club.

Forming an attached period property believed to have 18th Century origins. Externally the property has an arts and crafts style façade with a mixture of brick, render and timber elevations, all set under a tile roof. Internally the property has retained many period features, including wall and ceiling timber, exposed wooden floors, good ceiling heights throughout. The accommodation comprises,

Front door into the **entrance hall**, stairs rising to the first floor with cupboard under, herringbone parquet flooring. Additional walk in cupboard.

Drawing room two bay windows to the front, inglenook fireplace with woodburning stove.

Kitchen/dining room with a range of fitted units incorporating a twin Butler's sink, Rayburn, 4 ring electric hob with oven under space for herringbone parquet flooring, space for dishwasher and free standing

fridge/freezer. Walk in pantry with Butler's sink and tiled floor. **Dining area** has a door to the garden.

Sitting room with door to the **utility/cloakroom** comprising w.c, space for washing machine. Door to double aspect **study** overlooking the garden.

First floor landing, doors off to all bedrooms, airing and storage cupboards.

Bedroom 1 built in wardrobes and **en suite bathroom** comprising panelled bath, wash hand basin and w.c. The three further double bedrooms all have built in wardrobes. There is also a large unconverted attic space.

Family bathroom comprising panelled bath with shower over, w.c, wash hand basin, decorative tiled floor.

Detached holiday let (as seen in the above photos) – currently run as a successful business www.theoutbuildingappledore.com the accommodation comprises side door into the main open plan and vaulted living/dining/kitchen with a range of fitted units, electric hob, oven, extractor fan, integrated dishwasher, fridge and freezer. Wood burning stove, full width windows and double doors to the garden, exposed brick work and herringbone parquet flooring. Inner hall with bunk beds, double cupboard and skylight. Double bedroom with free standing bath. Main shower room comprising shower cubicle, wash hand basin on stand, w.c.

Outside: There is a driveway to the side providing tandem off road for 3-4 cars and also access to the holiday let which has its own private terrace. The good sized cottage style gardens include fruit trees and established beds, useful shed, all being hedge and fence enclosed.

**Local Authority – Ashford Borough Council
Council Tax Band G**

Price guide: £1,250,000 freehold

42-44 The Street, Appledore, Kent TN26 2BX



An attached 4 bedroom period house situated in the heart of the village and includes a detached successful holiday let cottage, good sized gardens to the rear and off road parking

Main house - Entrance hall • Drawing room • Sitting room • Kitchen/dining room • Cloaks/utility room • Study
First floor landing • Bedroom 1 with en suite bathroom • 3 further bedrooms • Family bathroom

Detached holiday let - Main open living/dining/kitchen • Inner hall/bunk room • Double bedroom with roll top bath • Shower room
Gardens to rear with driveway providing off road tandem parking for 3-4 cars • Oil heating
Main house EPC rating E • Holiday Let EPC rating C



Directions: From Rye, take the A268 in a northerly direction out of the town and immediately after the hump back bridge, bear right into Military Road signposted Appledore. At the end of the road, turn left at the T-junction into the village where the property will be found on the left hand side of The Street after approximately 400 yds.

42-44 The Street

Approximate Gross Internal Area = 234 sq m / 2518 sq ft
 Approximate Annexe Internal Area = 60 sq m / 651 sq ft
 Approximate Total Internal Area = 294 sq m / 3169 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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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