

PHILLIPS & STUBBS



coastal +
COUNTRY



Standing in an elevated position with views to the rear over the surrounding protected countryside (owned by the National Trust) yet only 300 yards from the centre of the Ancient Town and Cinque Port of Winchelsea which one of the few examples of a bastide town in England based on the grid-iron street plan with wide, regular streets arranged around a giant square and the church of St. Thomas the Martyr. Local facilities include The Little Shop convenience store, together with a primary school and public house. For more comprehensive facilities there is the Cinque Port of Rye within 3 miles from where there are train services to Eastbourne and to Ashford International with high speed connections to St. Pancras London (37 minutes).

A well presented Grade II Listed detached period house, formerly twin farm cottages, of C17th origin or earlier presenting stone elevations set with timber casement windows beneath a pitched tiled roof with a 'catslide' to the rear. Internal features include open fireplaces, brick floors and exposed timber framing with the living accommodation, which is arranged over two floors, shown on the floor plan.

The property is approached via a solid wood front door opening into a large reception hall with an old brick floor and massive inglenook fireplace with stone surrounds, oak bressumer, flagstone hearth and fitted wood burning stove. The cloakroom has modern fittings comprising a close coupled w.c and pedestal wash basin together with a terracotta tiled floor. The open plan split level sitting room and dining room is divided by open studwork and has a stone fireplace, exposed beams, part vaulted ceiling, parquet flooring and two pairs of glazed double doors opening onto the rear terrace and garden. The double aspect study has windows to the front and side, parquet floor and fitted book shelving.

The kitchen overlooks the rear garden and is fitted with handmade solid oak fronted units beneath a wooden work surfaces with tiled splash backs, ceramic Belfast sink unit. Everhot range style cooker with ovens and hotplates. Features include an exposed stone wall, ceiling beams, glazed door to garden and a quarry tiled floor.

On the first floor, the principal bedroom has a vaulted ceiling with exposed beams and wall timbers and built in wardrobe cupboards. Adjacent is a shower room with white fittings comprising a close coupled wc, pedestal wash basin and shower in a tiled cubicle. The guest bedroom has a vaulted ceiling with exposed timber framing. The family bathroom has white fittings comprising a close coupled WC, wash basin with vanity unit and a panel enclosed bath with a wall mounted shower above.

Outside: To the front of the property is an open plan area of garden set down to lawn with a central brick pathway, climbing roses, lavender and an off road parking area leading to an attached single garage housing the gas boiler. The well maintained rear garden extends to about 75' x 40' and is set down to lawn with a wide paved terrace, mixed flower beds, shrub borders and dry stone walling. Greenhouse. Summerhouse. From the garden, there are far reaching views to the rear across National Trust land and the Brede Valley. One of the medieval Winchelsea cellars, dating from about 1300, is situated on the site but it is not accessible and the precise location is unknown. Services: Mains water, gas and electricity. Private drainage

Local Authority: Rother District Council – Council Tax Band F

Price guide: £745,000 freehold

Mill Cottage, Rectory Lane, Winchelsea, East Sussex TN36 4EY



An attractive detached Grade II Listed period cottage of appealing stone elevations situated in an elevated position on the edge of the Ancient Town and enjoying far reaching views to the rear over the Brede Valley.

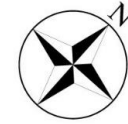
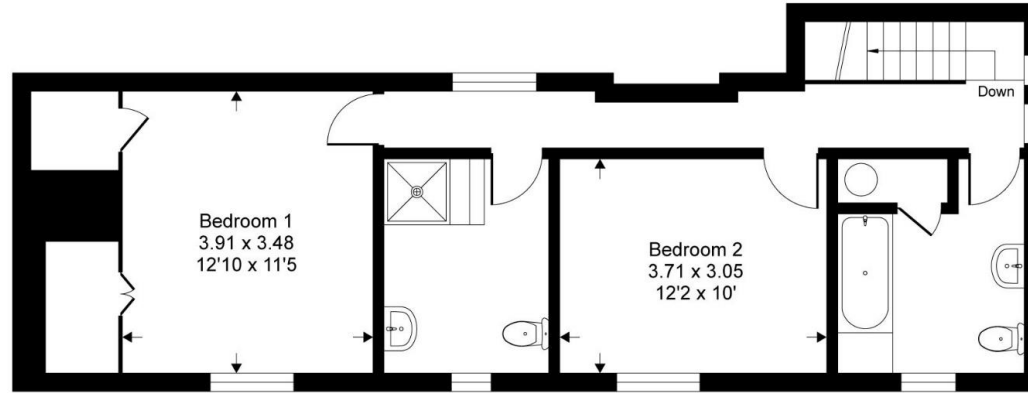
Reception hall • Open plan sitting room & dining room • Study • Kitchen • Cloakroom • Landing • Two double bedrooms
Bathroom • Shower room • Gas central heating • Partial secondary glazing • Attached single garage and parking
Greenhouse • Ornamental front garden • Enclosed rear garden adjoining National Trust farmland



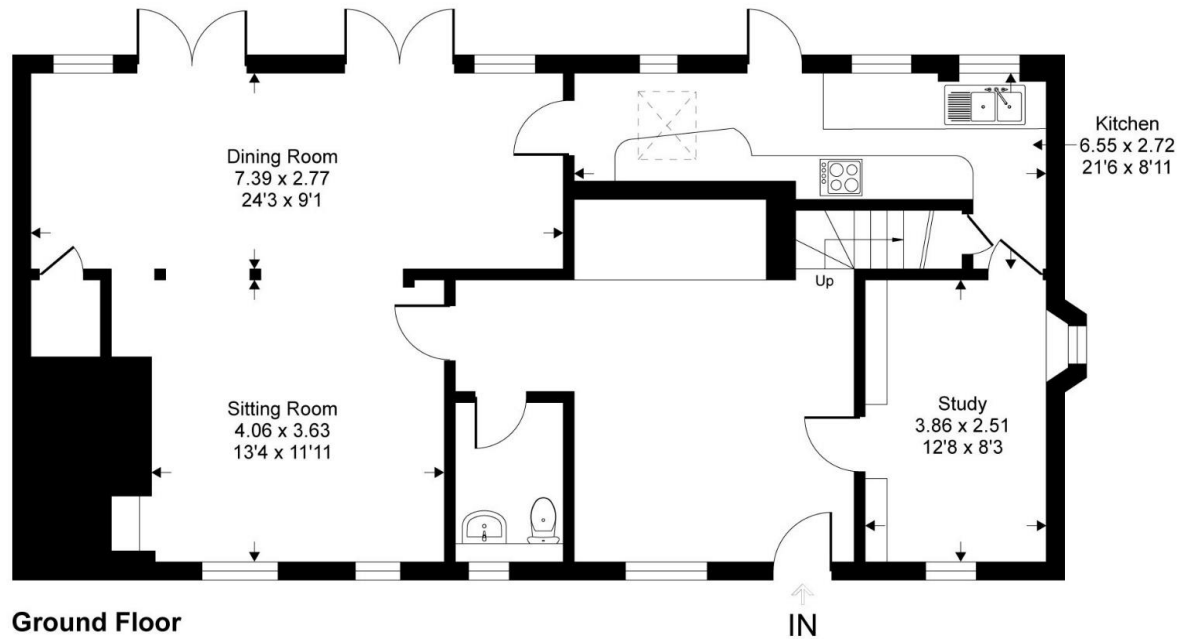
Directions: From Rye, take the A259 Hastings Road to Winchelsea. Proceed past the first turning to Winchelsea Town and continue on around the sharp left hand bend and up to the top of the hill, where the property will be seen on the right, immediately after the right hand turning into Mill Lane.

Mill Cottage

Approximate Gross Internal Area = 145 sq m / 1566 sq ft



First Floor



Ground Floor

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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