

PHILLIPS & STUBBS



coastal +
COUNTRY



Located on the edge of Peasmarsh, a thriving village with local facilities and amenities including Jempsons (an award-winning family run Supermarket with petrol station, pharmacy, bakery, butchers and post office), 2 pubs, a primary school and the much acclaimed Tillingham vineyard hotel and restaurant all within a mile. More extensive amenities can be found in the Ancient Town and Cinque Port of Rye (3 miles) renowned for its historical associations and fine period architecture. From the town there are local train services to Eastbourne and to Ashford International, from where there are high speed connections to London St Pancras (37 minutes). The coast is within easy reach and the area boasts a host of tourist and leisure attractions including Great Dixter, Bodiam Castle and Smallhythe Place.

A detached Grade II Listed 16th Century thatched cottage with 17th century and later additions, comprising part brick and part weatherboard with timber frame plaster infill gable ends, incorporating a 'catslide' to the rear. A new thatch was put on in 2022 and internal features include: original exposed heavy timber framing and brick flooring along with 2 inglenook fireplaces. Modern conveniences include: secondary glazing, gas central heating and fibre optic wifi and USB charge points.

Stable door to kitchen overlooking rear garden. Part vaulted ceiling with exposed timber framing, fitted with an extensive range of units incorporating cupboards and drawers with panelled doors beneath granite effect work surfaces, corner display shelving, integrated washing machine and dishwasher, space for fridge and freezer, matching wall mounted eye level storage cupboards, stainless steel Rangemaster Professional with stainless steel canopy above, stable door to garden, three quarter height casement double windows opening onto terrace, natural brickwork to kitchen floor, matchboard panelling to ceiling, gas boiler, main staircase to bedrooms. **Shower room** with large walk-in shower and heated towel rail, floral design wash hand basin and wc.

Living room and study area. Bay window to front with further leaded light window to side, exposed timber framing, inglenook fireplace with brick hearth surrounds and oak

bressummer with canopy, exposed brick flooring and polished wooden floorboards, panelled doors to kitchen, vestibule off with windows to side, quarry tiled floor and exposed studwork to walls, part glazed door to Dining room triple aspect with exposed timbers and oak panelling, inglenook style fireplace, polished wood strip floor, recessed spotlighting to ceiling. Door to inner hallway. Original front door (sealed), polished wood strip flooring, turned staircase to galleried landing.

First floor landing, doors to bedrooms 1 and 2. Bedroom 1 window to front, exposed timber framing, fireplace with brick hearth and white painted outer surround and overmantle, small built in storage cupboard, door to secondary landing and staircase. Bedroom 2 double aspect, exposed timber framing, corner wash hand with tiled splashback, built in double airing cupboard. Secondary staircase from inner hallway to Bedroom 3 stained glass window to side. Family bathroom comprising wall mounted wash hand basin, w.c and panelled bath with shower attachment, tiled floor, towel rail.

Outside: A particular feature of the property are the traditional cottage gardens which lie primarily to one side and to the rear of the house. The property is approached from the brick paved off road parking area via wooden double gates. The principal area of garden is set down to lawn with mellow brick pathways, established shrub borders and mixed flower beds all interspersed with fruit and specimen trees. Immediately to the rear and one side off the house is a wide old brick terrace. The garden is well screened from the road by a mature hedge and fence to the rear. Heated and fence enclosed **swimming pool 24 x 12'** with retractable cover. Garage/studio: Of brick and weatherboard clad elevations beneath a pitched tiled roof comprising large garage area with automatic up and over door. Pool changing room and studio accessed from garden by wood door. Separate access from garden to Pool pump room. Tiled floor pool changing room with shower room off comprising shower, wash hand basin, WC and heated towel rail. Door to utility / storeroom with stairs rising to the first floor 28' studio and storage area and personal door through to garage.

Local Authority: Rother District Council – Council Tax Band F

Guide price: £745,000 Freehold

Old Thatch, Barnets Hill, Peasmarsh, Rye, East Sussex TN31 6YJ



A detached three bedroom Grade II listed thatched cottage with exposed timber framing and fireplaces of the period, heated swimming pool and detached garage/studio.

- 24' Living room and study area • 20' Dining room • 27' Kitchen • Shower room • Front & rear stairs
- Bedrooms 1 & 2 • Secondary landing for bedroom 3 and family bathroom • Gas central heating • Secondary glazing • EPC rating D
- Traditional cottage gardens • Heated & fenced swimming pool • Detached garage with 28' studio over and changing room with shower & w.c
- Driveway and off-road parking

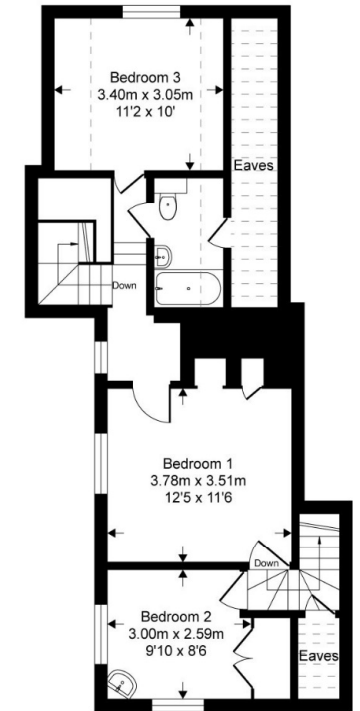
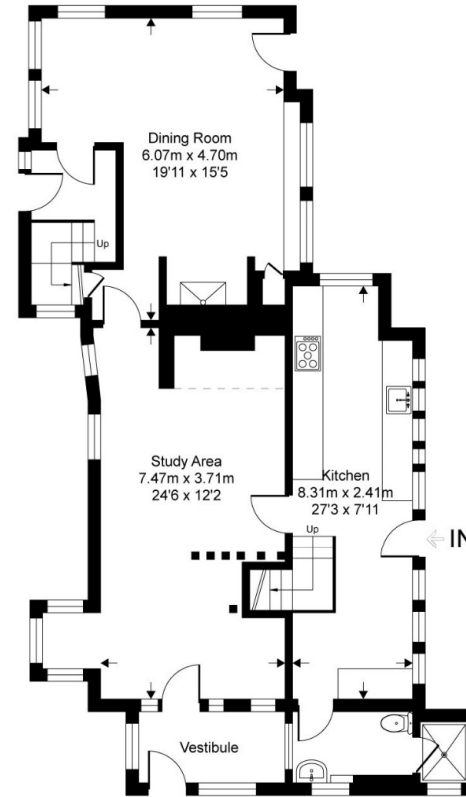
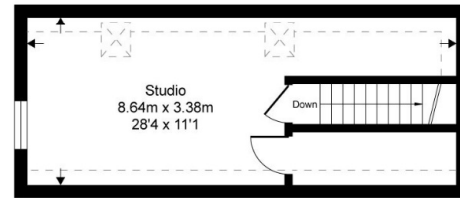
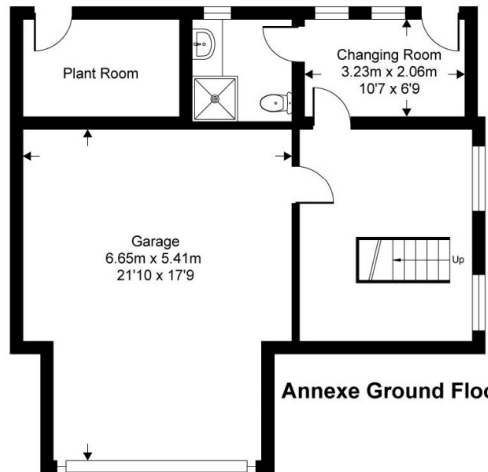
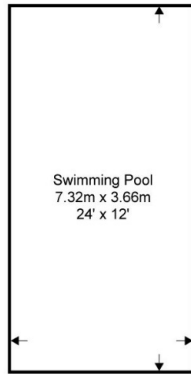
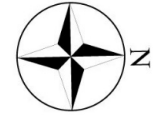


Directions: From Rye, proceed in a northerly direction on the A268 passing through Playden and Rye Foreign. Continue into the village of Peasmarsch passing the Flackley Ash Hotel and right hand turning signposted to Wittersham, the property will then be seen within a short distance on the right-hand side.

 = Reduced headroom

Old Thatch

Approximate Gross Internal Area = 137 sq m / 1478 sq ft
 Approximate Garage Internal Area = 50 sq m / 541 sq ft
 Approximate Annexe Internal Area = 33 sq m / 356 sq ft
 Approximate Total Internal Area = 220 sq m / 2375 sq ft
 (excludes restricted head height)



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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