

# PHILLIPS & STUBBS



coastal +  
COUNTRY



The property occupies a prominent position 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 both 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 International with high speed connections to London St Pancras in about 37 minutes. Sporting facilities in the area include golf at Rye, Cooden and Hastings, sailing on the south coast and many fine countryside and coastal walks.

Bay Tree House comprises a fine Grade II Listed property of early/mid C16th origin with exposed timber framing, a crown post roof, inglenook fireplaces and generally good ceiling heights throughout. The building has evolved over time and the façade now presents a colour washed brick and tile hung elevation, probably from the late C18th, with a dentil cornice to the eaves, large sash windows and an attractive bow window to the front.

The property is approached via a part glazed front door opening into a spacious sitting room with a wide bow window providing an outlook down cobbled Pump Street, a fireplace with natural brick surrounds and shelved display niches to either side, a heavily moulded ceiling beam and polished wood block flooring.

The inner hall, which has a door to the rear garden, gives access to the dining room and the well-proportioned drawing room, which has a fine inglenook fireplace with carved spandrels to the bressumer beam and a real flame gas stove. The dining room has windows to two elevations, exposed ceiling beams and an inglenook fireplace with brick surrounds and a real flame gas stove.

The kitchen is fitted with an extensive range of hand-crafted Shaker style units comprising cupboards and drawers beneath work surfaces with a breakfast bar, an inset

4 burner gas hob, built-in stainless-steel oven, microwave and warming drawer, china glazed sink, built in fridge and freezer and an integrated dishwasher. A wide opening links to the rear hall with a tiled floor and glazed doors opening out into a conservatory, which in turn leads out to the garden. Adjacent is a utility/cloakroom with a low-level w.c, wash basin and space and plumbing for a washing machine and tumble dryer.

On the first floor, there is a wide galleried landing with built in storage cupboards. The master bedroom has two sash windows to the front looking down Pump Street to the sea, exposed oak framing and two fitted double wardrobe cupboards with oak sliding doors and a concealed door to an en suite shower room with a shower cubicle, pedestal wash basin and close coupled w.c. Bedroom 2, which enjoys townscape views to the rear, has a range of fitted oak bedroom furniture including a dressing table and wardrobe cupboards, oak floorboards, a deep walk-in storage cupboard and a fireplace. The family bath/shower room is fitted with period style fittings comprising a freestanding roll top bath, low level w.c and a double shower cubicle. In addition, there is a separate **cloakroom** with a low level w.c and wash basin.

On the second floor, the galleried landing has oak floorboards and built in storage cupboards. Bedroom 3 has exposed timber framing and a dormer window to the front with views down Pump Street to the sea in the far distance. Bedroom 4, which was once an artist's studio, has a vaulted ceiling, exposed timber framing and floorboards, a deep walk-in storage cupboard and large windows to the rear providing roofscape views across the town. To one wall is a range of fitted oak cupboards with an inset wash basin. In addition, there is an attic/box room with a skylight window.

Outside: To the rear of the house is a landscaped walled garden, 30' x 20' approximately, being brick paved with a circular sun terrace, raised shrub borders, specimen trees, including a mature olive tree, and a garden store.

Local Authority: Rother District Council - Council Tax Band G



Guide price: £995,000 Freehold

Bay Tree House, 11 Market Street, Rye, East Sussex TN31 7LA




A handsome Grade II Listed period house of C16th origin, situated in the Citadel of the Ancient Town, affording well proportioned, well presented living accommodation over three floors together with a walled garden to the rear.

- Sitting room • Drawing room • Inner hall • Dining room • Kitchen/breakfast room • Utility/cloakroom
- Conservatory • Galleried landing • Four double bedrooms • Shower room (en suite) • Family bath/shower room
- Cloakroom • Attic/box room • Gas central heating • Walled garden

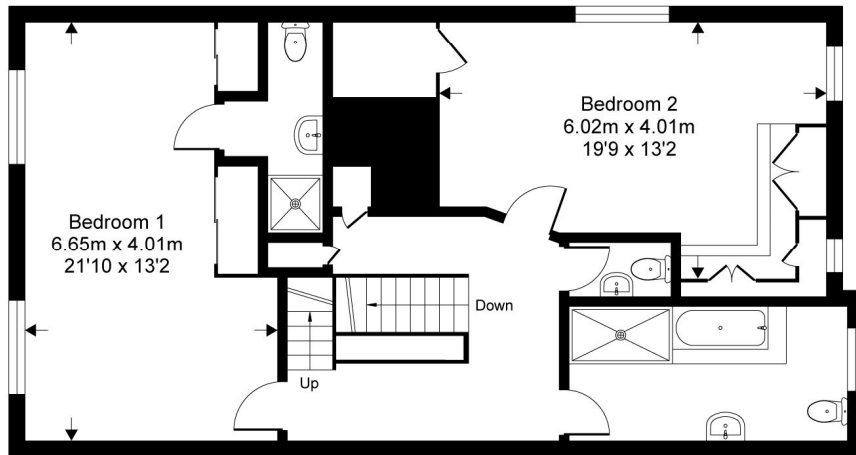




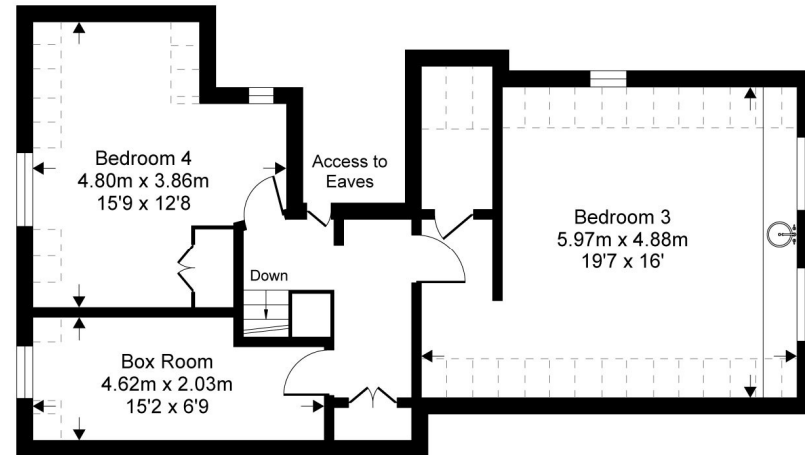
 = Reduced headroom

# Market Street

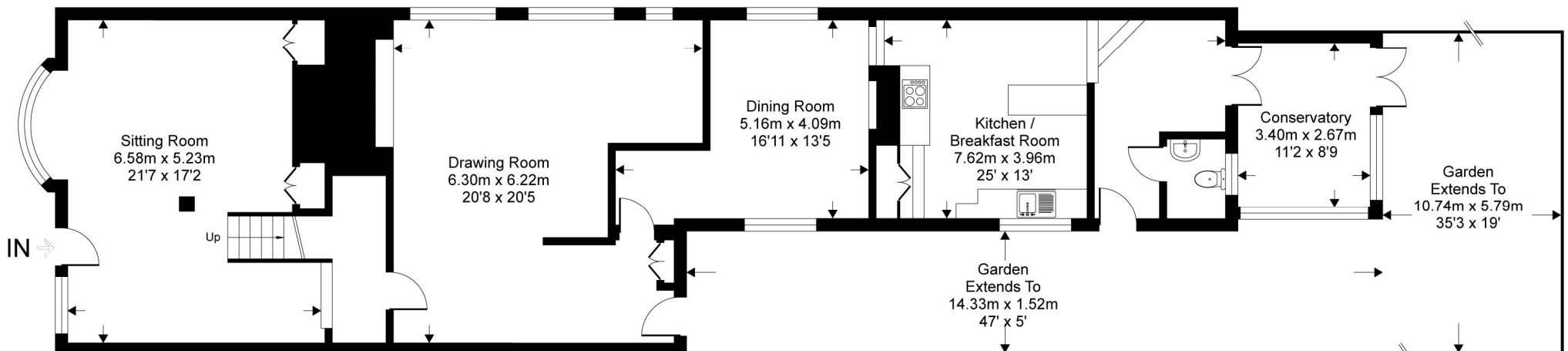
Approximate Gross Internal Area = 277 sq m / 2989 sq ft  
(excludes restricted head height)



**First Floor**



**Second Floor**



**Ground Floor**

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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