

# PHILLIPS & STUBBS



coastal +  
COUNTRY



Occupying one of the finest positions in the town towards the end of a narrow no-through adopted lane and protected by National Trust farmland, The Mill Farm House enjoys widespread, far reaching views across the peaceful agricultural landscape of the Brede valley and back towards Rye. The property is located in a Conservation Area just 400 yards from the Ancient Town of Winchelsea, 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 incomplete cathedral type 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 (3 miles) with train services to Eastbourne and to Ashford International, from where there are high speed connections to St. Pancras, London in 37 minutes.

An attached Grade II Listed late eighteenth century double fronted farmhouse presenting stuccoed and tile hung elevations set with timber sash and casement windows beneath a pitched tiled roof. The property is now in need of general upgrading and improvement and, in common with many properties locally, is subject to flying freeholds whereby parts of the accommodation pass either beneath or above parts of the adjoining property. In this instance, part of the cellar of next door passes beneath part of The Mill Farmhouse, as does a small area to the rear at ground floor level.

A panelled front door opens into an entrance vestibule with a vaulted ceiling, exposed timbers, a quarry tiled floor and an inner front door leading to a spacious reception hall with a turned staircase to the first floor.

The double aspect living room, which looks over farmland and towards the Millenium Beacon on the site of the former windmill, has panelling to dado height and a brick fireplace with a decorative outer surround.

The sitting room has a fine inglenook fireplace with a metal canopy, a dado rail and built in storage cupboards. The rear hall/dining area, which overlooks the rear garden, has three skylight windows for downlight and a part glazed door to outside.

The double aspect kitchen/breakfast room has a range of base cupboards beneath work surfaces, a stainless steel sink, plumbing for a washing machine, space for a fridge and a wall mounted gas boiler. A cloakroom completes the ground floor accommodation.

On the first floor, there is a landing with stairs to the second floor and a door to a rear landing. There are two double bedrooms, both of which enjoy a lovely rural outlook. There are also two bathrooms, one of which is en suite, together with a linen/box room.

On the second floor, there are two attic bedrooms with far reaching rural views to the rear.

Outside: To the front of the property is an area of garden enclosed by a picket fence with a driveway to one side providing off road parking and giving access to a detached brick-built garage with folding timber doors to the front and a stable door to the side. To the rear of the house is a paved terrace which leads out to an extensive area of lawn with mature shrubs and specimen trees to one boundary. Within the rear garden are various outbuildings in need of repair including a brick-built garden store with a workbench, a studio/workshop and a garden store, together with a dilapidated lean-to greenhouse.

Services: Mains water, electricity and gas. Shared private drainage.  
Local Authority: Rother District Council - Council Tax Band G

Guide price: £700,000 Freehold

The Mill Farm House, Mill Lane, Winchelsea, East Sussex TN36 4HH

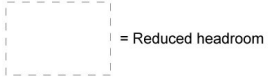


A double fronted Grade II Listed attached Georgian farmhouse for improvement in unspoiled surroundings at the end of a narrow no-through lane on the edge of the Ancient Town abutting protected National Trust farmland and enjoying widespread views over a peaceful agricultural landscape.

- Entrance vestibule • Reception hall • Living room • Sitting room • Kitchen/breakfast room • Rear hall/dining area • Cloakroom • Landing • Four double bedrooms • Two bathrooms (one en-suite) • Gas central heating • Front & rear gardens • Detached garage • Off-road parking • Garden stores • Studio/workshop

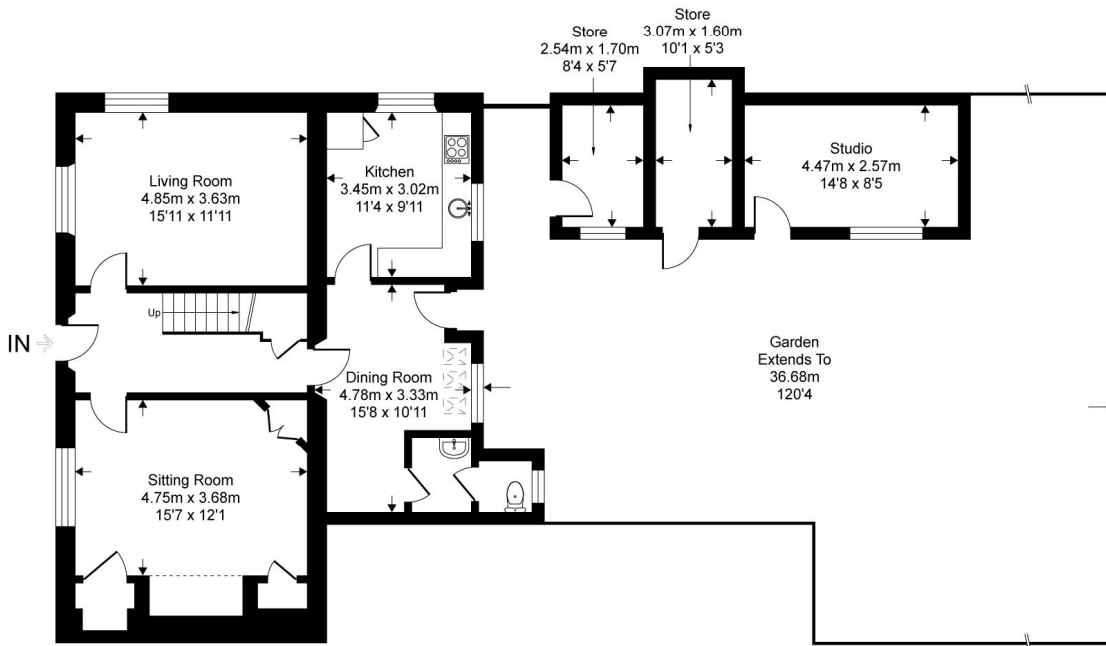
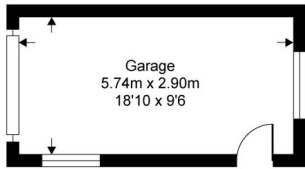


Directions: From Rye, take the A259 road to Winchelsea. Continue along the main road around the outskirts of the town, up the steep hill passing the Pipewell Gate on the left, and just before the brow of the hill, turn right into Mill Lane. Continue for about 120 yards where the property will then be seen on the right just before the end of the land and National Trust workshops.

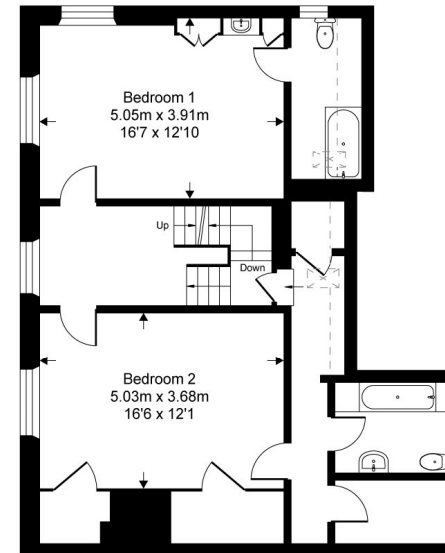


# Mill Farm House

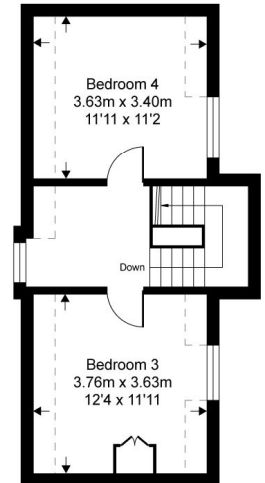
Approximate Gross Internal Area = 190 sq m / 2044 sq ft  
Approximate Garage Internal Area = 17 sq m / 179 sq ft  
Approximate Outbuildings Internal Area = 21 sq m / 222 sq ft  
Approximate Total Internal Area = 228 sq m / 2445 sq ft  
(excludes restricted head height)



**Ground Floor**



**First Floor**



**Second 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

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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