



**Moloney**  
COUNTRY PROPERTY



**3 SIX BELLS MEWS NORTHIAM**



## 3 SIX BELLS MEWS, NORTHIAM, NR. RYE EAST SUSSEX, TN31 6NP

A GRADE II LISTED, ATTACHED 3 BED HOUSE FORMING PART OF THE CONVERSION OF THE HISTORIC FORMER COACHING INN, ENJOYING VIEW OVER THE VILLAGE GREEN, CONVENIENTLY LOCATED FOR LOCAL AMENITIES. ACCOMMODATION OVER FOUR FLOORS INCLUDING, SITTING/DINING ROOM WITH WOOD BURNING STOVE, KITCHEN, CELLAR, EN-SUITE MASTER BEDROOM, SECOND BEDROOM & SECOND FLOOR BED THREE/OFFICE. LOW MAINTENANCE GARDEN, ALLOCATED PARKING. GFCH.

ACCOMMODATION LIST: ENTRANCE HALL, SITTING/DINING ROOM, KITCHEN, CELLAR. 1ST FLOOR LANDING, BEDROOM ONE WITH EN-SUITE SHOWER ROOM, BEDROOM TWO, FAMILY BATH AND SHOWER ROOM. STAIRS TO 2ND FLOOR. BEDROOM/OFFICE. COURTYARD GARDEN, ALLOCATED PARKING SPACE. GFCH.



Wooden front door to:

**ENTRANCE HALL:** Turned staircase to the first floor, understairs storage cupboard. Matching doors to both rooms.

**KITCHEN:** Wooden window to the front. Fitted with range of white high gloss base and wall units with roll edge laminate worktop over. Tiled splashbacks. Circular single bowl, single drainer, stainless steel sink unit. Plumbing for washing machine & slimline dishwasher, space for cooker, with extractor over and upright fridge freezer. Glow-worm gas fired combi boiler servicing hot water and central heating. Ceiling beams. Wood effect floor. Double opening doors to:

**SITTING/DINING ROOM:** Double aspect room with bay window to the front and french doors leading out to the courtyard garden. Ceiling beams, wall light points. Matching wood effect floor. Brick fireplace, inset with cast iron, wood burning stove on matching brick hearth. TV Point . Hatch with wooden steps down to the:

**CELLAR:** Ample storage space, with sump pump (accessed through hatch in sitting room).



**PRICE GUIDE £465,000**



Turn staircase with painted balustrading to the first floor:

**LANDING:** Staircase to a second floor. Matching doors to all rooms. Walk in storage/linen cupboard.

**BEDROOM ONE:** Double aspect with wooden windows to the side and front. Built in range of pine doored wardrobe cupboards with hanging rails. Door to:

**EN-SUITE SHOWER ROOM:** Fitted with white suite, comprising WC pedestal hand basin & tiled corner shower cubicle with Mira shower. Tiled floor. Shaver point, glass shelf, extractor. Loft Hatch.

**BEDROOM TWO:** Wooden window with secondary double glazing to the front. Ceiling beams.

**BATH AND SHOWER ROOM:** Fitted with white suite, comprising WC, hand basin & bath with shower over. Tiled walls and floor.

Turned staircase to the **SECOND FLOOR LANDING** with wooden window to the side. Door to:

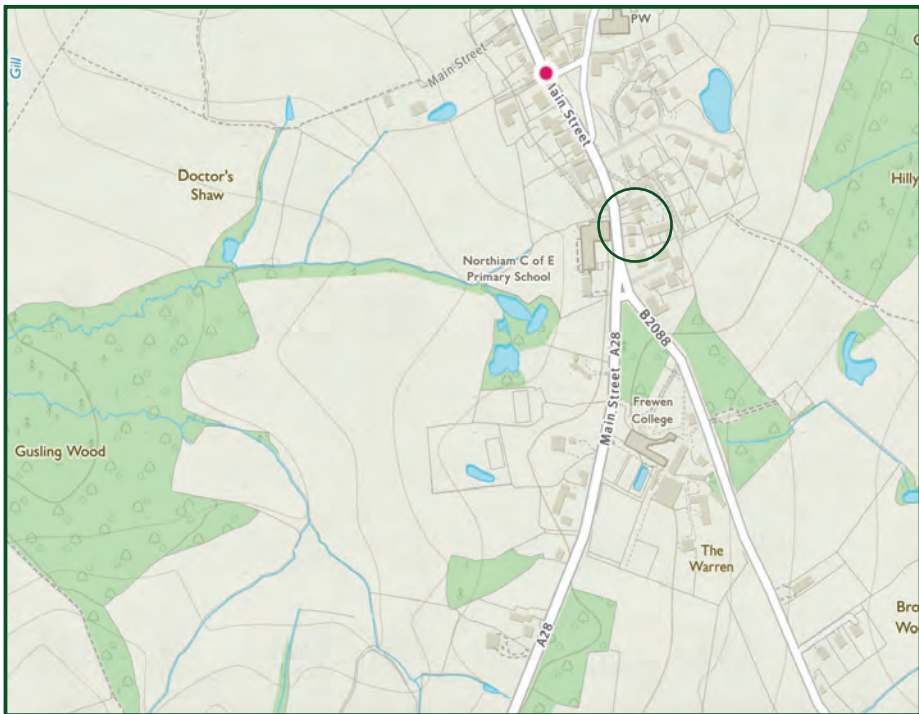
**BEDROOM THREE/OFFICE:** Double aspect room with windows to the side and front. Ceiling beams. TV Point. Office area with wooden floor.

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**OUTSIDE:** The property is approached over a private road with allocating parking to the rear, in the mews area, along with further visitor parking. The rear, low maintenance gravelled courtyard garden is hedged and fenced to all sides with a gate leading out to the front and a pergola covered decked terrace for alfresco eating. Two timber garden sheds.





IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure land sizes, takes no responsibility for any errors or omissions incurred as a result of this process. We strongly encourage purchasers to satisfy themselves that the particulars contained herein are accurate prior to entering into negotiations and/or incurring any professional costs. Please note that we have not conducted a structural survey of the property nor have we tested any of the heating, drainage, services, fittings or sanitary items in this property.

**SERVICES:** Mains electricity, water and drainage are connected. Gas fired central heating.

**FLOOR AREA:** 102 m<sup>2</sup> (1,098 ft<sup>2</sup>) Approx.

**EPC RATING:** 'N/A'

**LOCAL AUTHORITY:** Rother District Council

**COUNCIL TAX BAND:** 'D'

**TENURE:** Freehold

**TRANSPORT LINKS:** For the commuter Rye railway station provides a service eastwards, via Ashford International to St. Pancras in London and to Europe, whilst London Bridge, Waterloo, Charing Cross and Cannon Street can be accessed via the Hastings & Tunbridge Wells line to the west at Robertsbridge or Etchingham.

The Motorway network (M20) can be easily accessed at Junction 9 or 10 near Ashford or Junction 5 (M25) near Sevenoaks via the A21.

**DIRECTIONS:** Travelling south on the A28 through Northiam, pass the village green on the left hand side, at the end of the green turn left into the private road, no 3 will be found on the right.

**What3Words (Location):** [///ambition.drum.bounding](https://www.what3words.com/ambition.drum.bounding)

**VIEWING:** All viewings by appointment only. A member of our team will conduct all viewings.

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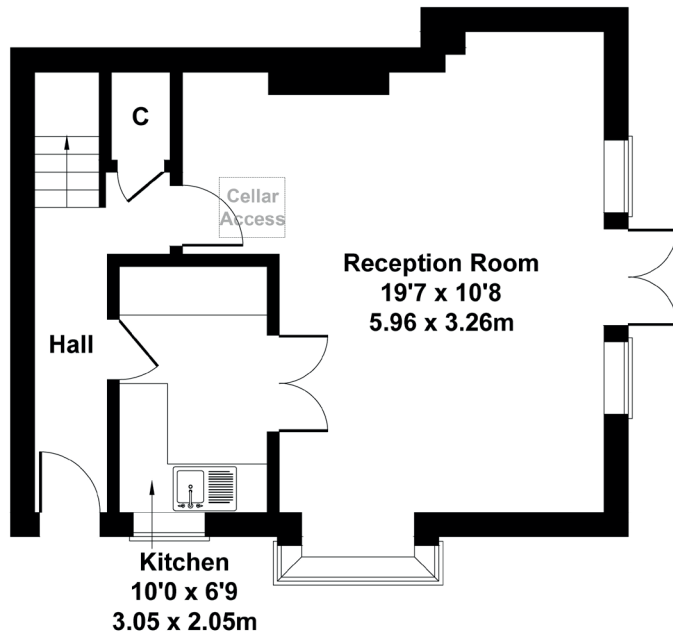
**EMAIL: SALES@MOLONEYCOUNTRYPROPERTY.COM**

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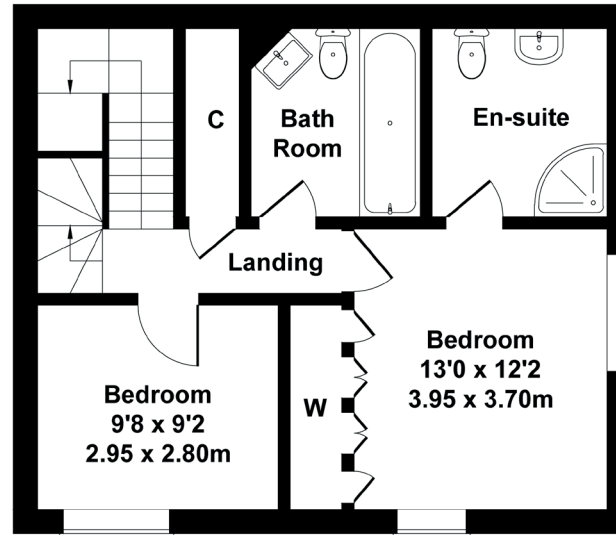
**TELEPHONE: 01797 253000 or 01580 212828**

# 3 Six Bells Mews

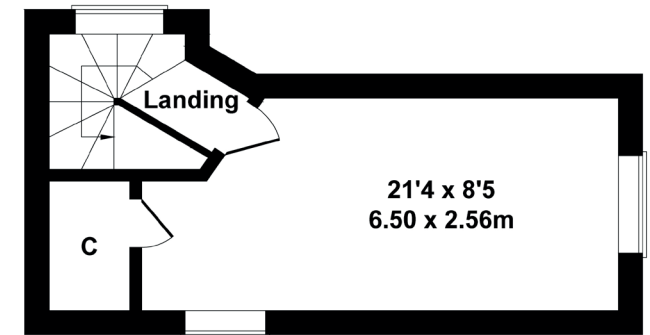
Approximate Gross Internal Area  
1098 sq ft - 102 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Not to Scale.  
For Illustrative Purposes Only.

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