



Taverners Cottage,
Ockman Lane, East Street, Rye, East Sussex TN31 7JY

**Taverners Cottages,
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Offers in excess of £650,000**

Hidden away in the heart of the picturesque Citadel, just a few steps from Rye's main thoroughfare, is this most charming and unique Grade II Listed attached 2 double bedroom period cottage, with pretty terraced garden and stunning far reaching views over the Town Salts towards Camber and Dungeness.

On entering this lovely home you are immediately struck by its character, warmth and easy elegance, not to mention the fabulous uninterrupted views towards the coast which simply take your breath away. A great deal of love, care and attention has been given by the current vendor, not only in creating a stylish blend of modern living and period charm, but also to the layout and special design.

Set over two floors, with incredibly high ceilings to both, the principal accommodation comprises: an elegant yet cosy sitting room with beautiful fireplace and wood burning stove; a bespoke country style kitchen; cloakroom; downstairs bedroom; upstairs bedroom with views to die for; and a traditional style modern bathroom.

There is also the added bonus of a separate pretty Garden Room which can be accessed via the courtyard terrace at the back of the house and which could serve a number of different functions including as an additional reception / studio space.

This wonderful property would be ideal for anyone looking for a welcoming retreat in the heart of Rye, just a couple of minutes walk from the main shopping area and all the many amenities on offer, and just a short drive from the coast.

- Charming attached Grade II Listed period cottage
- Stunning far reaching views towards Camber Sands
- Envidable, tucked away location in the heart of Rye
- Inviting warm interior with huge amounts of character
- Deceptively spacious with two bedrooms / garden room
- Courtyard patio with glorious views / terrace garden
- Walking distance of all the many local amenities on offer
- Romney Marshes and Coast just a stone's throw away
- Main line station with lines to Brighton and Ashford
- Perfect retreat / holiday home / investment opportunity

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SITUATION

Taverners Cottage is tucked away just off of the main thoroughfare in the heart of the Conservation Area of the historic and very charming Cinque Port town of Rye, renowned for its cobbled streets, medieval fortifications, period architecture and beautiful parish church. Although the town is steeped in history, it also caters for every day modern life and has a comprehensive range of shopping, health and leisure facilities, as well as great cafes, restaurants, pubs and hotels.

Rye has also become something of an arts centre with many galleries and local craft shops. There is also an annual Rye Arts and International Jazz Festival and a two-screen Kino cinema complex.

The Romney marsh countryside that surrounds Rye is spectacular and with the coast just a stones throw away, there are many good walks and leisure activities to pursue, both on and off the water. The town has local train services to Eastbourne / Brighton and to Ashford, where the high speed connection to London St. Pancras can have you in the capital in 37 minutes.

VIEWING By appointment through WarnerGray 01797 290050 email; rye@warnergray.co.uk

The accommodation comprises the following with approximate dimensions:

KITCHEN 14'1 x 10.0. A door from the front outer courtyard leads to the country style kitchen, which is both beautiful and functional. Wood worktops and a range of different painted cupboards and open shelving units give it an eclectic, bespoke feel.

Double butler sink. Free standing oven with extractor. Space for slimline dishwasher and upright fridge / freezer. Quarry tiled floor with underfloor heating. Doors to sitting room and :

CLOAKROOM Comprising wash basin and WC.

SITTING ROOM 14'8 x 13'3. The beautiful sitting room with its high ceiling, prominent fireplace with wood burner, and amazing views across the salts and estuary really is the heart of this special home.

It is hard not to imagine yourself sitting in this lovely room with the door open to the courtyard beyond, taking in the breath-taking scenery, or cosied up in front of a roaring fire with a glimpse of the sea in the distance.

BEDROOM 2 13'1 x 6'3. A door from the sitting room leads to the downstairs bedroom, which could if desired, serve a number of different functions. A built-in cupboard houses the hot water cylinder.

FIRST FLOOR LANDING Stairs from the ground floor lead to a small landing where there is a built-in cupboard and door giving access to the bathroom

BATHROOM A beautiful, generous, traditional style modern bathroom consisting of: a panelled deep soaking bath with mixer tap and shower above; pedestal wash hand basin; WC and heated towel rail. Room for free standing storage. Tiled floor. Loft access. Door to main bedroom.

BEDROOM 14' 8 x 13' 3. A beautiful, spacious room situated next to the bathroom with windows to the rear giving fabulous views as far as Camber Sands, Dungeness and the North Downs.

GARDEN ROOM 18'1 x 9'9. Accessed via the front and rear courtyards, this lovely room could serve any number of different purposes. Although currently set up as an additional dining / sitting room, it could also be the perfect home office or study, studio or even additional guest accommodation.

Double French doors open up onto the front courtyard area, while a door at the back gives access to the rear courtyard. A further door gives access to an external metal spiral staircase which takes you down to the lower levels of the garden. Quarry tiled floor with under floor heating.

STORE / UTILITY 5'6 x 3'3. Accessed from the outside at the front of the property is this useful store, which has space, power and plumbing for a washing machine and dryer.

OUTSIDE The cottage is approached via a pedestrianised cobbled twitten, at the end of which, an iron gate takes you through to the private front courtyard, which in turn gives access to the main house, utility store and garden room.

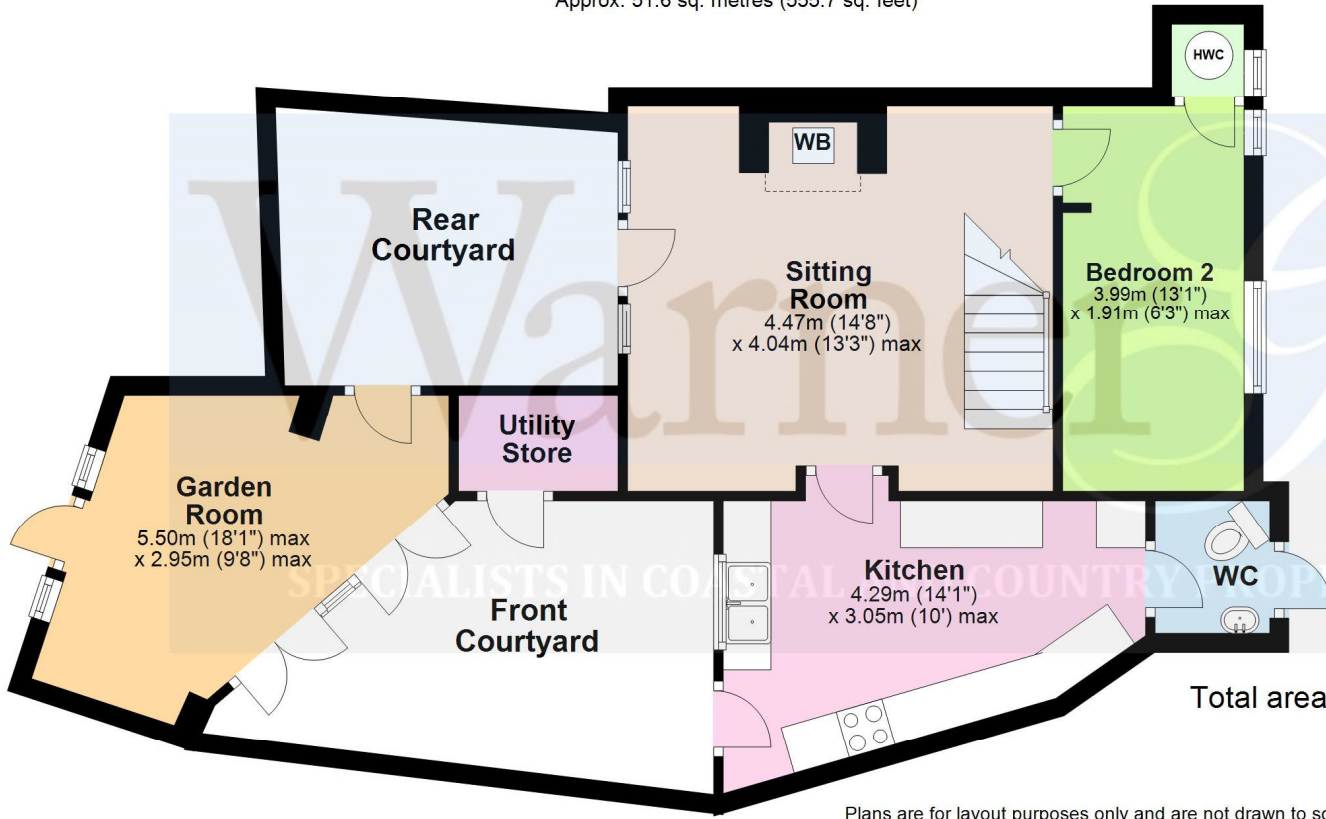
To the back is a further courtyard which provides a perfect place to sit and admire the views across the Romney Marshes towards the coast. Access to the two lower gardens is via the spiral staircase from the garden room. A large storage shed and compost bins can be found on the very lowest level.

SERVICES Mains: water, electricity and drainage. NB: We understand that the heating is electric and that there is underfloor heating to the kitchen and garden room and infrared heating panels to the sitting room and bedroom 2. EPC Rating: exempt. Local Authority: Rother District Council. LOCATION FINDER what3words: ///ferried.somebody.best



Ground Floor

Approx. 51.6 sq. metres (555.7 sq. feet)



First Floor

Approx. 27.0 sq. metres (291.1 sq. feet)



Total area: approx. 78.7 sq. metres (846.9 sq. feet)

Plans are for layout purposes only and are not drawn to scale, with any doors, windows and other internal features merely intended as a guide.
Plan produced using PlanUp.



