



Willow Cottage,  
West Undercliff, Rye, East Sussex TN31 7DX

## Willow Cottage, West Undercliff, Rye TN31 7DX Excess of £599,950

Located in a secluded position that very few people are aware of, this wonderfully unique and most charming unlisted one storey 2 bed / 2 bath cottage offers both privacy and solitude and yet is just an approximate 8 minute walk from the beautiful Cinque Port town of Rye and all its many amenities.

The cottage itself is truly delightful, with all the character and warmth you would expect while providing the comforts needed for modern living. There is a wonderfully light, bright kitchen / breakfast room with bi-folds which open onto a patio, a cosy sitting room, a large conservatory with beach garden beyond, cloakroom, and two double bedrooms, both with en-suites.

Not only would it make a super main residence, but the fact that it is situated in a highly desirable tourist area means that it could provide a holiday home for someone looking for a perfect rural retreat.

This property also benefits from a driveway providing good amounts of off-street parking, a pre-fab garage, and a lovely garden which wraps around the house and provides an oasis away from the hustle and bustle of the world outside. Located at the end of a hidden lane and backing onto grazing land. Willow Cottage offers everything you imagine from a truly rural retreat, and yet is conveniently positioned within easy reach of the town and railway station.

- Charming and most unique 2 bed / 2 bath cottage
- Detached / one level living / unlisted
- Stylish interior with wealth of charm and character
- Very private, pretty garden surrounding house
- Pre-fab garage / driveway offering plentiful parking
- Secluded tranquil location at the end of private lane
- Bordered by scenic grazing land to the rear
- Circa 8 minute walk to centre of Rye and amenities
- Romney Marshes and coast a stones throw away
- Main line station with lines to Brighton and Ashford

**SITUATION:** This property is situated down a private lane close to the centre of the 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 everyday life and has a comprehensive range of shopping, health and leisure facilities. Rye has 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. There are a choice of educational opportunities nearby in both the state and private sector. For transport 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.

[www.warnergray.co.uk](http://www.warnergray.co.uk)

[rye@warnergray.co.uk](mailto:rye@warnergray.co.uk) Tel : 01797 290050

Warner Gray



**KITCHEN** 15'7 x 15'3. This well-appointed light and airy triple aspect room with its vaulted ceiling, shaker style kitchen and bi-fold doors onto the garden, is both beautiful and functional. There are a range of cream wall and base units with granite worktops and Butler sink. Built in electric oven with hob above. Cupboard housing combi boiler. Integrated dishwasher and washing machine. Space for upright fridge/freezer, free standing furniture and table and chairs. The bi-folding doors open this space out to the garden where a lovely patio beyond makes the perfect place for summer dining.

**HALL** A door from the kitchen opens into a hallway that leads you through to the rest of the cottage.

**CLOAKROOM** Handily positioned off of the hallway, it comprises a WC and wash basin.

**SITTING ROOM** 16'1 x 15'9. With its beautiful original fireplace, this inviting room with windows to three sides, is perfect for cosy nights by the fire. Beautiful beams give this room character and warmth.

French doors open up into the conservatory beyond.

**CONSERVATORY** 14'3 x 13'8. This large sunny space, which was added fairly recently, is ideal as an extension to the sitting and dining areas in other parts of the cottage. Patio doors open onto the decking which forms part of the lovely beach garden, and there are windows across the whole of the end of the conservatory.

**BEDROOM 1** 16'3 x 9'4. This good size double has built-in storage, a spacious en-suite, and views over the beach garden **EN-SUITE BATHROOM** A modern suite comprising: free-standing claw foot bath with mixer tap and hand shower attachment; separate walk-in shower with glass screen; wash basin with storage below; WC and radiator/heated towel rail. Stone tiled floor and walls.

**BEDROOM 2** 11'6 x 9'1. A double bedroom with built-in cupboard and **EN-SUITE SHOWER ROOM** A modern suite comprising walk-in shower with glass screen; wash basin with cupboard under; WC and radiator/towel rail.

## OUTSIDE

A private lane leads to Willow Cottage which nestles perfectly in its secluded, peaceful setting at the end of the lane. To the front, there is a pre-fab detached garage with power connected and a pebble driveway providing parking for several vehicles.

A gate at the side of the property takes you though to a small garden area where there is an old potting shed and the front door which leads you directly into the kitchen.

At the other side of the kitchen, bi-folding doors lead you out to the main garden which wraps round the house on three sides and consists of a quintessentially English patio area, a wild garden and finally a beach garden with a decked terrace and timber shed

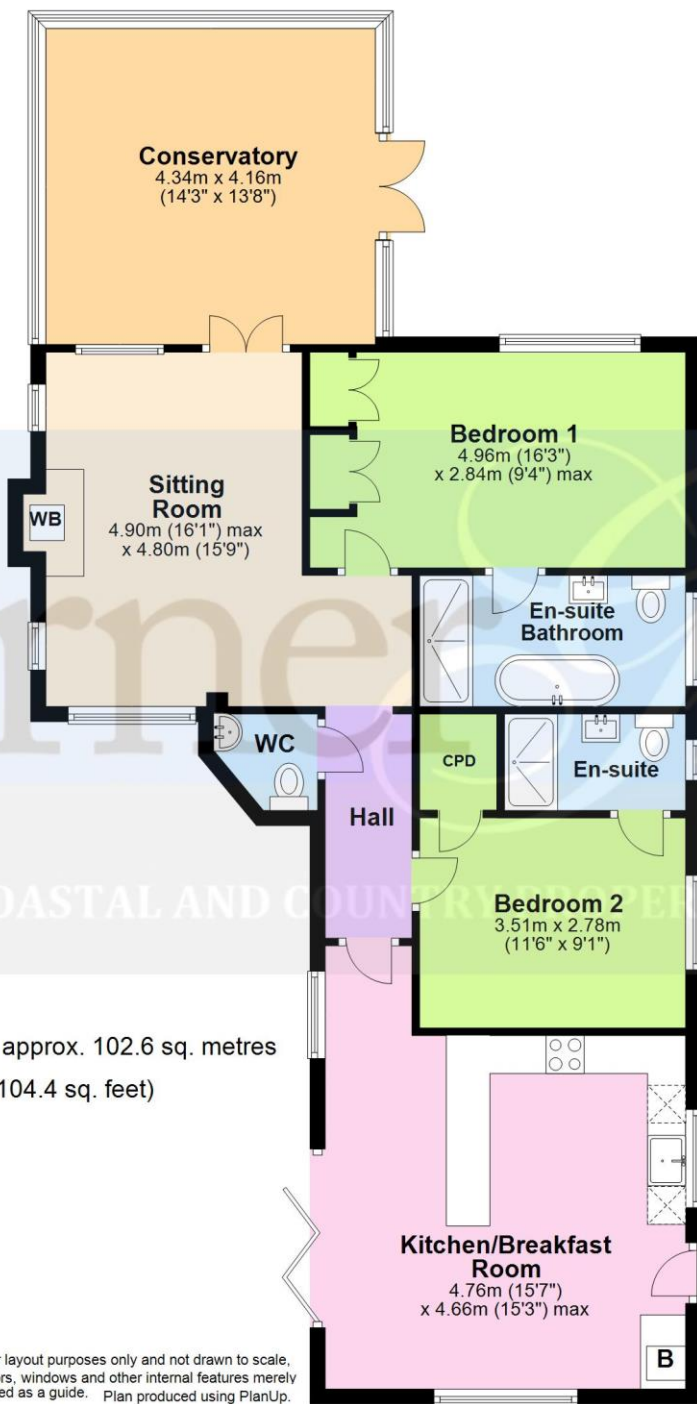
**SERVICES** Mains: water, electricity, gas and drainage. EPC Rating: tba. Local Authority: Rother District Council.

**LOCATION FINDER** what3words:  
///punters.paving.huddle



### Floor Plan

Approx. 102.6 sq. metres (1104.4 sq. feet)



Total area: approx. 102.6 sq. metres  
(1104.4 sq. feet)

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

All measurements are approximate. These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of WarnerGray, their clients and any joint agents have any authority to make any representation of warranty whatsoever in relation to the property. Photographs are reproduced for general information only and do not imply that any item is included for sale with the property. WarnerGray advises purchasers to satisfy themselves by inspection of the property. It should not be assumed that the property has all the necessary planning, building regulations or other consents regarding alterations.



