

PHILLIPS & STUBBS



coastal +
COUNTRY



The property is hidden away, set behind Swan House off one of England's most famous and historic cobbled streets. Watchbell Street lies 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.

A converted Grade II Listed coach house in need of complete refurbishment presenting colour washed brick elevations with some weatherboarding, set with timber casement windows, beneath a pitched peg tiled roof with a front projecting dormer. The accommodation is arranged over two levels, as shown on the floor plan.

A stable front door opens into an entrance hall with a part vaulted ceiling, a tiled floor, a linen cupboard and a connecting door to the garage.

The combined living room and dining room has three tall casement windows overlooking the courtyard garden, colour washed ceiling beams, a brick fireplace with a fitted gas fire, a terracotta tiled floor and a turned staircase rising to the first floor accommodation. A door opens to an inner lobby with a terracotta tiled floor, giving access to the kitchen and a study with a terracotta tiled floor and a window.

The kitchen, which has a part vaulted ceiling with two skylight windows and two side windows, has a small range of cabinets comprising cupboards beneath a tiled work surface with brick piers, an inset sink, drainer and mixer tap, an inset electric hob

with a built-in oven beneath. A pantry at the end of the kitchen houses the wall mounted gas boiler.

Bedroom 2 has a part vaulted with two downlights providing natural light. The bathroom, which has a skylight, part tiled walls and a terracotta tiled floor, has fittings comprising a panelled bath with a shower attachment and screen, a close coupled w.c. and a wash basin with a cupboard beneath.

On the first floor, there is a double aspect, part below eaves bedroom with a large dormer window.

Outside: The property is approached from Watchbell Street through an archway which leads to a communal paved courtyard providing off street parking and garaging for neighbouring properties. Swan House Cottage is located to one corner and a gate opens to the walled courtyard garden 16'0 x 7'0 (4.9m x 2.1m) with raised flower beds.

Adjacent to the property is a single garage 16' x 8' (4.9m x 2.4m) with an up and over door to the front and a connecting door to the entrance hall. Light and power.

Note: The property is tucked away in the heart of the Citadel, behind the tall three storey pink coloured building shown just below centre in the aerial photograph.

Local Authority: Rother District Council. Council Tax Band E
Mains electricity, gas, drainage and water.

Predicted mobile phone coverage: EE, Vodafone, Three and 02
Broadband speed: Superfast 80Mbps available. Source Ofcom
Flood risk summary: Very low risk. Source GOV.UK

Guide price: £450,000 Freehold

Swan House Cottage, 5 Watchbell Street, Rye, East Sussex TN31 7HA



A Grade II Listed converted coach house in need of total refurbishment, together with an adjoining garage, hidden away off a cobbled street and backing onto Lamb House garden in the heart of the central Conservation Area of the Ancient Town and Cinque Port of Rye.

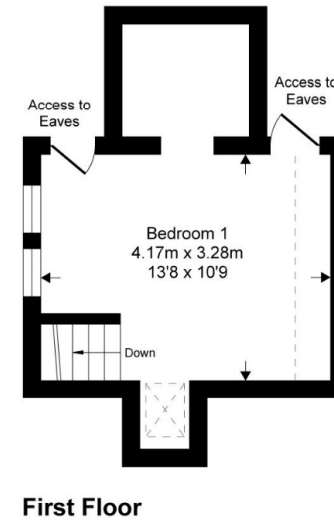
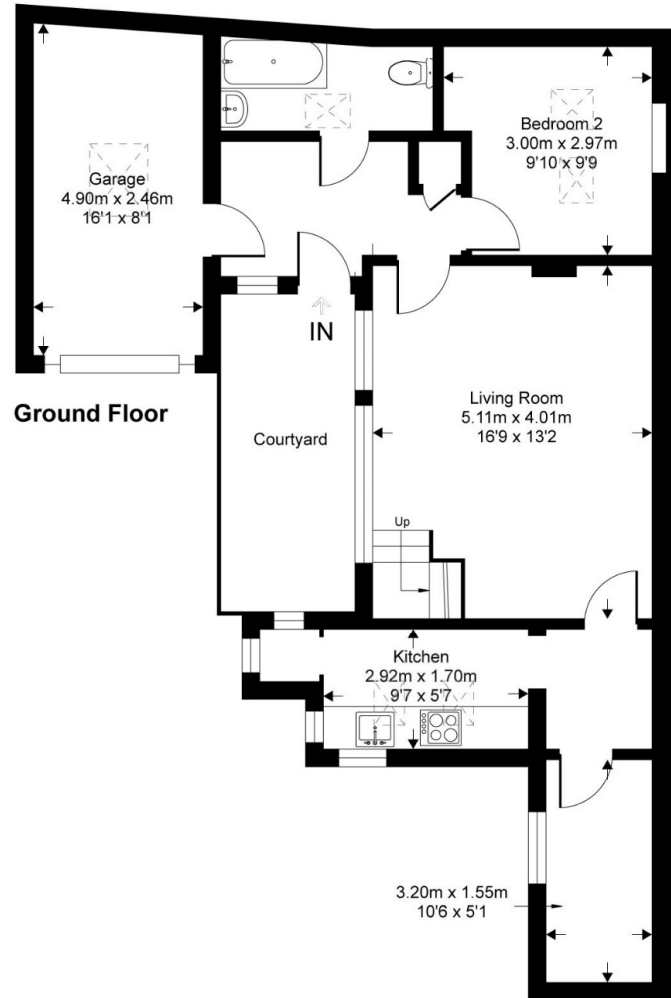
- Entrance hall • Combined living room and dining room • Study • Kitchen • Inner lobby
- Two bedrooms • Bathroom • Gas central heating • Walled courtyard garden • Adjacent garage





Swan House Cottage

Approximate Gross Internal Area = 71 sq m / 767 sq ft
Approximate Garage Internal Area = 11 sq m / 123 sq ft
Approximate Total Internal Area = 82 sq m / 890 sq ft
(excludes restricted head height)



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 any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

PHILLIPS & STUBBS



Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

Important Notice:

Phillips & Stubbs, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on our own behalf or on behalf of their clients or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. These particulars have been provided in good faith and, whilst we endeavour to make them accurate and reliable, if there are any points of particular importance to you please contact our office and we will make further enquiries on your behalf. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents regarding alterations. Phillips and Stubbs have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. All contents, fixtures, fittings and electrical appliances are expressly excluded from the sale unless specifically mentioned in the text of the sales particulars. A wide angle lens has been used in the photography.



47-49 Cinque Ports Street, Rye, East Sussex TN31 7AN
Mayfair Office, 15 Thayer Street, London W1U 3JT

01797 227338
0870 1127099

rye@phillipsandstubbs.co.uk
mayfair@phillipsandstubbs.co.uk

www.phillipsandstubbs.co.uk