

PHILLIPS & STUBBS



coastal +
COUNTRY



Goldfin Cottage is approached over an unmade farm track in an Area of Outstanding Natural Beauty well away from the main road with far reaching views over the garden and surrounding countryside in the Tillingham Valley. Close by is the village of Broad Oak which is conjoined with the neighbouring village of Brede, both are served by a village primary school, bakery, local store and public house. The nearest mainline station with a direct service to London is at Robertsbridge. 6 miles to the east is 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 Jazz Festival are held annually. From the town there are train services to Brighton (via Eastbourne) and to Ashford from where there are high speed connections to London St Pancras (37 minutes).

Forming a detached period cottage understood to date from around 1850 presenting appealing brick and tile hung elevations beneath a pitched tiled roof. The property has been extended in recent years and is presented to a high standard.

The **entrance hall** is vaulted with exposed timber framing, oak flooring throughout the ground floor, stairs to the first floor with an oak balustrade. The living room has a double sided fireplace with a fitted wood burner and glazed double doors to the **garden room** (constructed by Prime Oak in 2021) bifold doors out to the garden. **Open plan kitchen/dining room** with bi fold doors opening onto the terrace with widespread views over the valley. A further set of double doors lead out to a rear terrace for the evening sun. The **kitchen area** is fitted with an extensive range of custom made solid oak Shaker style cupboards and drawers beneath granite work surfaces with matching wall cupboards and a central island. Built in Miele appliances include a dishwasher, two fridges with freezer and wine compartment, induction hob and double oven. **Cloaks/utility room** built in units with ceramic sink, space and plumbing for a tumble dryer, washing machine and w.c.

Also on the ground floor is a **snug** with an inglenook fireplace (sealed) and exposed beams. Door to front porch.

First floor landing with a built in linen cupboard and doors to all bedrooms, all of which enjoy views over the adjoining farmland. The double aspect **master bedroom** has a range of fitted wardrobe cupboards and drawers to one wall. The **en suite shower room** has contemporary fittings comprising a double shower with a rain head, wash basin and wc. There are three further bedrooms and a family bath/shower room with fittings comprising a panelled bath with a wall mounted shower over, wash basin and a wc.

Outside: Goldfin Cottage is set well off the road being approached over a partly shared track which serves two other properties before reaching a long privately-owned section which leads down to the property and detached stable block/workshop where there is also hard standing for several vehicles. The gardens surround the property and to the rear is a terrace from which there are far reaching views across the Tillingham Valley. The majority of the land is to the front of the property and includes a kitchen garden and outside entertaining space with pergola and BBQ area, light and power available. **Note:** There is a public footpath which follows the driveway down and over part of the field to a stile. The neighbouring farmer also has a right of access to the adjoining land. In all the gardens and grounds extend to about 3.85 acres (to be verified).

Local Authority: Rother District Council. Council Tax Band F
Mains electricity and water. Oil heating. Private drainage.
Predicted mobile phone coverage: EE, Vodafone, Three and 02
Broadband speed: Ultrafast 1000Mbps available.
Flood risk summary: Very low risk. Source GOV.UK

Price guide: £1,445,000 freehold

Goldfin Cottage, Maidlands Farm, Udimore, East Sussex TN31 6BJ

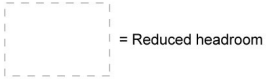


A beautifully presented detached period cottage occupying a rural location set within gardens and grounds of about 3.85 acres with stunning far reaching views over adjoining farmland and across the Tillingham Valley.

- Entrance hall • Living room • Garden room • Kitchen/breakfast room • Cloaks/utility room • Snug
- First floor landing • Bedroom 1 with en suite shower room • 3 further bedrooms • Family bathroom
- Large outbuilding with stables, workshop/studio and garage • Carport • Ample parking • Double glazing • Oil heating
- EPC rating D • Gardens and paddock extend to approx. 3.85 acres (tbv)

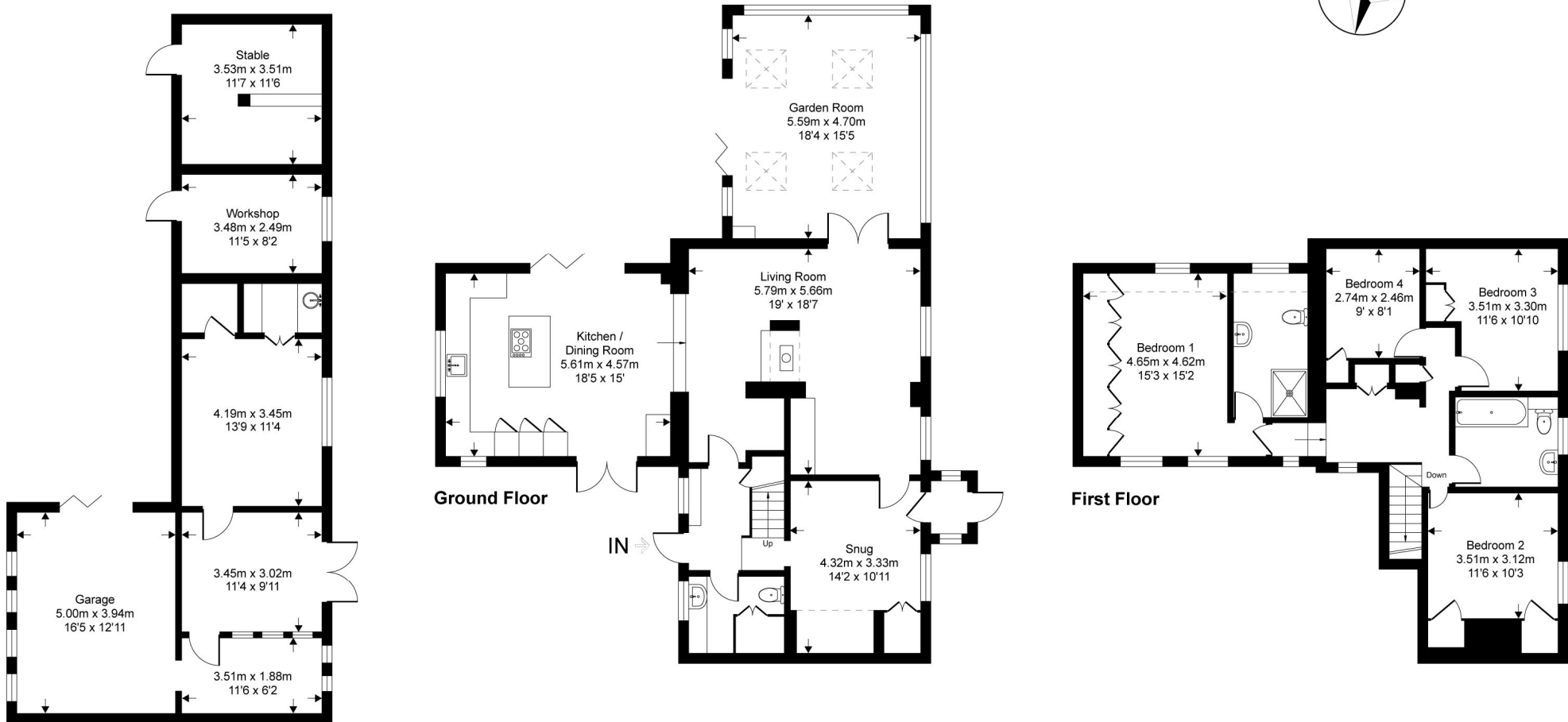
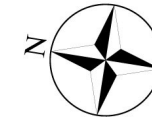


Directions: Leaving Rye on the B2089 in a westerly direction towards Battle, proceed for approximately 6 miles until approaching the village of Broad Oak. Having passed the turning to Stubb Lane on your left, the unmade track leading to Goldfin Cottage will be seen on the right. Proceed down the track, passing Maidlands Oast on your right, and continue following the track round to the right where you will eventually find Goldfin Cottage.



Maidlands Farm

Approximate Gross Internal Area = 189 sq m / 2039 sq ft
 Approximate Garage Internal Area = 58 sq m / 628 sq ft
 Approximate Outbuildings Internal Area = 21 sq m / 226 sq ft
 Approximate Total Internal Area = 268 sq m / 2893 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