

# PHILLIPS & STUBBS



coastal +  
COUNTRY



Set up on high ground within the village of Udimore, which is located on the edges of the High Weald Area of Outstanding Natural Beauty, has two public houses, farm shop, a community hall and parish church. From the village there are numerous walks across open countryside in the Brede and Tillingham valleys. 3 miles to the east is the Ancient Town and Cinque Port of Rye, renowned for its 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 Festival is held annually. From the town there are local train services to Eastbourne and to Ashford, from where there are high speed connections to London St Pancras (37 minutes). Within a 15 mile radius are sporting facilities which include a leisure centre with pool, lawn tennis club, sailing at Rye Harbour and numerous golf courses as well as the renowned Camber Sands beach.

Tibbs Farmhouse is an early 17<sup>th</sup> century red brick and tile hung property in an elevated position with far distant rural views over Tillingham Valley. This characterful Grade II listed property offers accommodation over three floors as well as generous outbuildings and grounds. The former farmhouse was the location for the original Dunkirk film with John Mills.

Front door into the main entrance hall. **Family room** with brick fireplace fitted with a wood burning stove. Steps up to the double aspect **living room**, views to the rear. The **kitchen** is fitted with a range of cupboards including a large built-in larder cupboard and central island unit, oil fired AGA, double Butler's sink, integrated dishwasher and space for an American style fridge / freezer. **Dining room** with double doors out to a decked terrace. **Study** with views over the garden and beyond. **Cloakroom**.

**Lower ground floor.** **Gym** with period brick flooring, window to rear. Additional **cloakroom** and a **utility room** with Butler's sink, space and plumbing for a washing machine, door to the garden. **Cellar** with brick floor and window to side. **Garden room** with central roof lantern, doors out to the rear garden.

**First floor landing** with access to **bedrooms 1,2 and 3** all benefitting from en suite shower rooms. In addition, there is **bedroom 6** and a **family bathroom**.

**Second floor landing** with access to two double **attic bedrooms 4 and 5** both with dormer windows to the front. **Bedroom 4** having an en suite shower room.

**Outside:** Driveway providing off road parking and access to a **detached double garage**. The remainder of the mature front garden is laid to lawn with flower beds and specimen trees, including a tulip tree.' The main rear garden, which has far reaching views over the valley, has been landscaped and terraced with a lower lawn leading to a wild grass garden and there is also an orchard with a variety of fruit trees. The above ground **swimming pool** has a decked surround and a pool house and an air source heat pump. The adjoining **paddock**, approx. 4.7 acres, has separate access from the main road with track leading to a **triple garage/storage barn** which includes a secure internal storage container. Adjoining covered **cart lodge** to the rear. The gardens and paddock, as a whole, are believed to extend to approximately 5.9 acres (to be verified).

Price guide: £1,650,000 freehold

Tibbs Farmhouse, Udimore Road, Udimore, East Sussex, TN31 6AR



A detached Grade II Listed farmhouse with 6 bedrooms and 5 shower/bathrooms set in gardens and paddock of approx. 5.9 acres and enjoying wonderful far reaching and widespread rural views across the Tillingham Valley.

- Entrance hall • Living room • Family room • Dining room • Kitchen/breakfast room • Study • Cloakroom
  - Lower ground floor • Gym • Garden room • Cellar • Utility room • Cloakroom
- First floor landing • Bedrooms 1,2 and 3 all have en suite shower rooms • Bedroom 6 • Family bathroom
- Second floor attic bedrooms 4 and 5 • Oil heating • Double garage • Triple garage with cart lodge • Swimming pool and pool house
  - Mower shed • Gardens and adjoining paddock in all approx. 5.9 acres (to be verified)



**Directions:** From Rye proceed along the B2089 towards Brede. You will pass Tibbs Farm tearooms on your right, and the property is the 3<sup>rd</sup> drive on the right after this. If you reach Float Lane which is on the left, you have gone too far.

Local Authority: Rother District Council. Council Tax Band G

Mains electricity and water. Private drainage.

Predicted mobile phone coverage: EE, and 02


Broadband speed: Superfast 38Mbps available. Source Ofcom

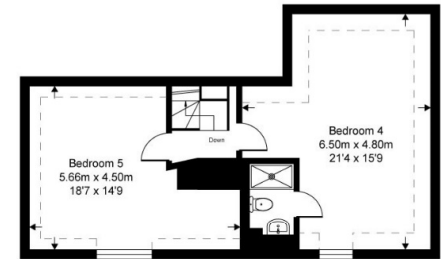
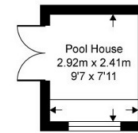
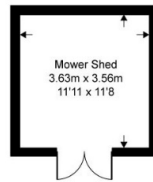
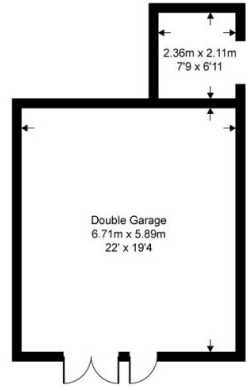
River and Sea Flood risk summary: Very low risk. Source GOV.UK

# Tibbs Farmhouse

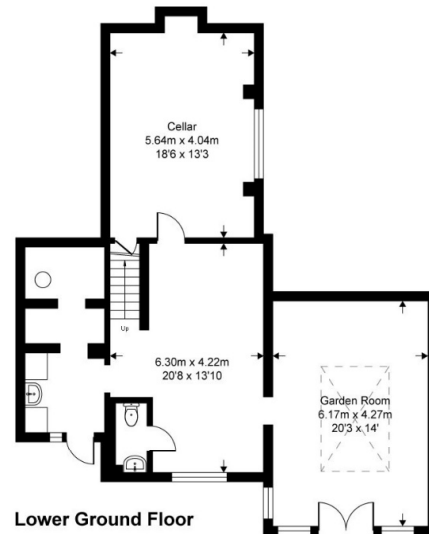
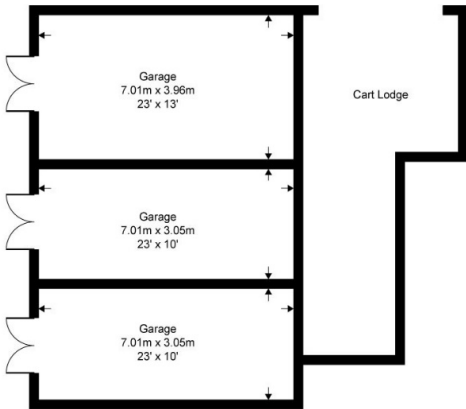
Approximate Gross Internal Area = 382 sq m / 4112 sq ft  
 Approximate Garages Internal Area = 110 sq m / 1184 sq ft  
 Approximate Outbuildings Internal Area = 25 sq m / 271 sq ft  
 Approximate Total Internal Area = 517 sq m / 5567 sq ft  
 (excludes restricted head height & excludes cartlodge)



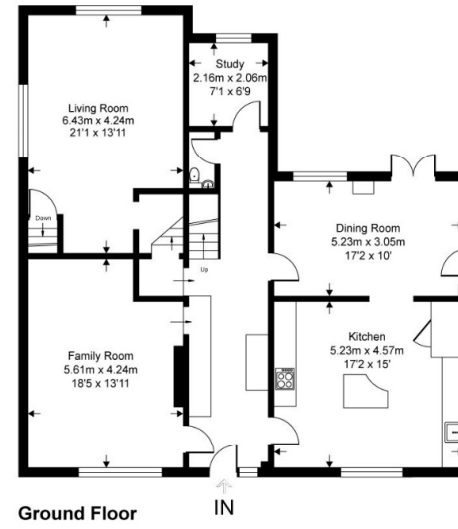
 = Reduced headroom



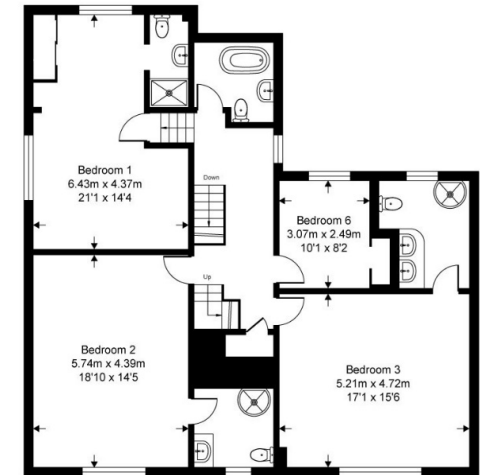
Second Floor



Lower Ground Floor



Ground Floor



First Floor

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

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