



POUND HOUSE, UDIMORE, RYE
EAST SUSSEX, TN31 6AY

ANDERSON
 HACKING

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GUIDE PRICE £975,000

A charming, unique detached Grade II listed period home, that was originally built as an Oast House now converted to create versatile accommodation arranged over 2 floors, providing 4 bedrooms, 2 bathrooms, 3 reception rooms and currently 2 kitchens, all situated within 1.33 acres grounds that includes a detached double garage and studio, swimming pool, sauna, green house and mature garden grounds that enjoys

- Grand Hall Drawing Room with Inglenook Fireplace
- Snug Living Room with Inglenook Fireplace
- 2 x Kitchens
- Dining Room
- Office / Second Reception
- Side Conservatory
- Cloakroom /WC
- Master Bedroom with Ensuite Bathroom/WC
- Three Further Double Bedrooms
- Family Bathroom/WC
- Stunning Period Features Throughout
- Detached Double Garage / Studio incorporating laundry and WC
- Further Off Street Parking
- Garden consisting of 1.33 acres
- Swimming Pool and Garden Sauna
- Stunning Rural views over the Tillingham Valley
- Village Location

Description: Pound House is an impressive, detached Grade II listed former Oast house situated within the heart of Udimore village with stunning views looking over the Tillingham Valley and beyond. The property we understand was originally an Oast House for Pound Farm, and although not clear on dating, understand the property dates from 17th Century with later additions. The property is primarily timber frame construction with brick and rendered and timber clad first floor elevations, beneath a pitched tiled roof with lead lattice casement frame windows.

The property is approached from Udimore Road via brick paved steps leading down to a front entrance porch and doorway, or by a private gravel driveway providing off street parking for up to four vehicles with a paved path then leading down to a side conservatory.

The property has been divided by the current owner into two separate living areas, half of which is currently let out on Air BnB although this can be made back into a single residence by just open two doors linking either end of the house.







The accommodation comprises on the ground floor an entrance hallway, ground floor WC, kitchen with back entrance door, dining room, grand high ceiling drawing room with minstrel gallery, snug / sitting room, kitchen / breakfast room and side conservatory. On the first floor the accommodation comprises a master bedroom with large recently refurbished ensuite bathroom, and a further three double bedrooms and second family bathroom. Externally the property benefits from a large double garage that has been converted to an art studio with attached utility room, WC and rear studio room, that could be converted into a separate annexe or alternatively be reinstated back into a double garage and possible home office. The property further benefits from a large garden store shed, green house, former sauna, and central swimming pool (currently being used as a fish pond).

Location: Pound House is situated in Udimore village with its charming church of St Mary's nestling down a lane nearby with Norman nave dating from 1170, village hall, and two local pubs including the Kings Head and The Plough. The property is approximately 4 miles from the ancient cinque port town of Rye with its pretty cobbled streets and period buildings that offer shops, cultural and recreational facilities including public swimming pool and gyms. The spa town of Tunbridge Wells is approximately 27 miles distant offering further shopping and recreational facilities, while closer are the coastal towns of Hastings and St. Leonards on Sea (11 miles), the market town of Tenterden (14 miles) with its pretty tree lined high street, and Ashford with the McArthurGlen shopping centre being only 23 miles away. Leisure activities in the area include a local thriving tennis, sailing, and links golf clubs as well as being only 4 miles to Winchelsea Beach and 8 miles to Camber Sands. There are opportunities for riding, kite surfing and walking in the surrounding countryside.

Schools: There are a number of highly regarded private schools in the area including; Vinehall, Claremont, St Ronan's, Benenden, Battle Abbey and Marlborough House. Roadend Nursery is within 1 mile while both Icklesham and Beckley Primary School's are within 5 miles and which have recently both been voted in East Sussex's top 10 primary schools. Rye approximately 3.5 miles away offers further nursery schools, state primary school and secondary school.

Travel and Transport: Rye train station, 3.5 miles away, offers direct links to the high speed service from Ashford to London St.Pancras (Rye to London 1 hr 8 minutes) and link to Eurostar trains. The M20 may be joined at Ashford via the A259 and A2070 with connections to the M25 and Dover Ferry Port.







General Information:

Services: Mains Electricity, Mains Water, Private Septic Tank Drainage.

Broadband Speed: Up to 900 Mbps – (source Uswitch)

Mobile Coverage: 4G coverage from EE, 3, Orange, O2, Tesco Mobile, T Mobile, Vodafone, Asda Mobile, Virgin

Council Tax: Currently Band G

Local Authority: Rother District Council 01424 787000

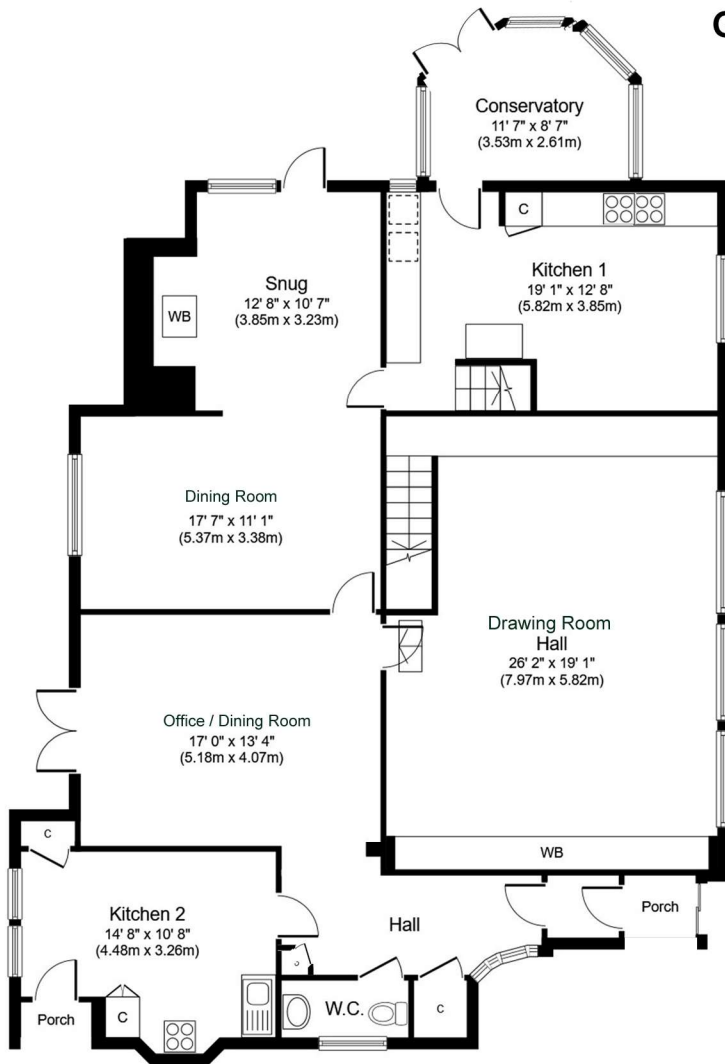
Tenure: Freehold

Viewing: Strictly by appointment with Anderson Hacking Ltd

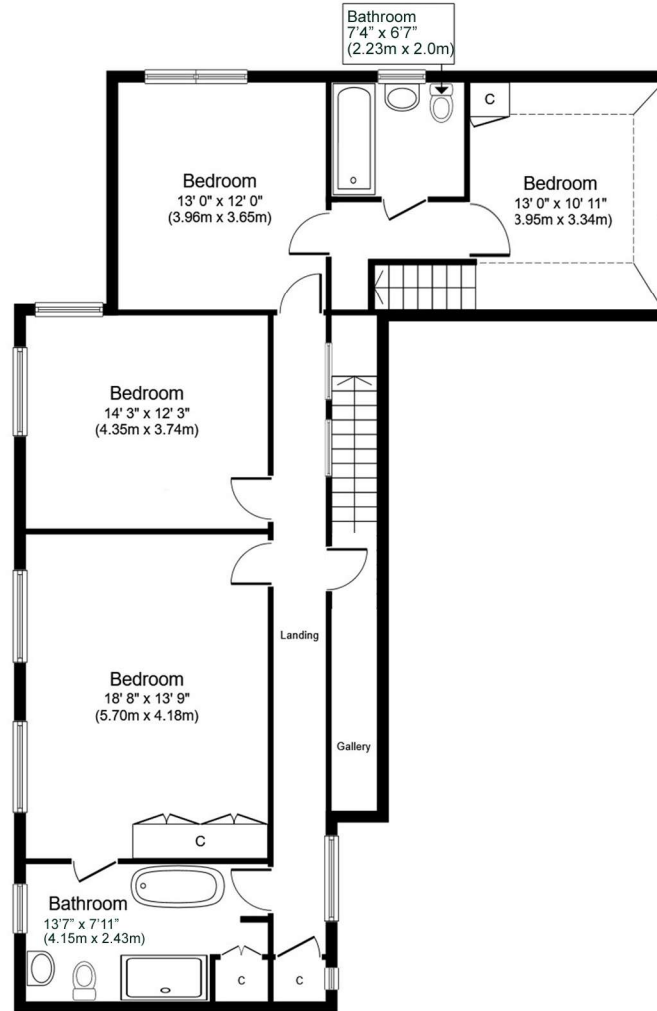
Directions: From Rye head southwest out of Rye along the B2089 towards Udimore for approximately 3.5 miles. Pound House will be found on the right-hand side directly opposite the turning to the Church.



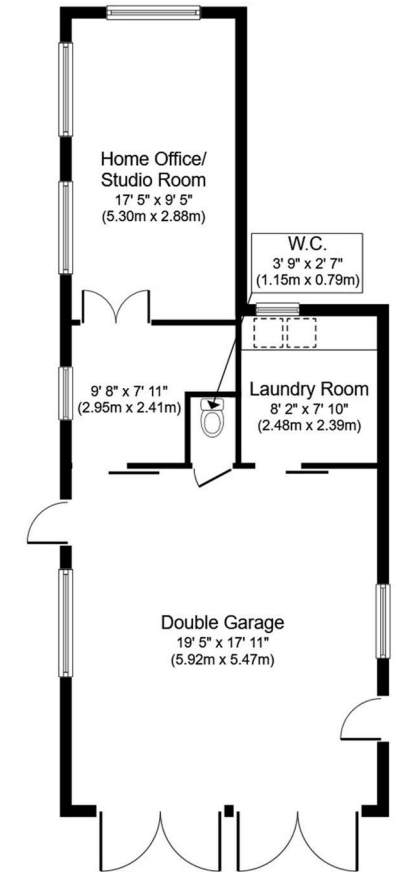
**Gross Internal Area : 2,983 sq. ft. (277.2 sq. m.)
Excluding Outbuildings**



Ground Floor
Approximate Floor Area
1,799 sq. ft.
(167.1 sq. m.)



First Floor
Approximate Floor Area
1,185 sq. ft.
(110.1 sq. m.)



Outbuilding
Approximate Floor Area
659 sq. ft.
(61.3 sq. m.)

Agents Notes: Prospective purchasers are advised to conduct their own investigations through their own solicitors and surveyors. These details should be considered only as an indication to assist when deciding whether to view or not. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact Anderson Hacking, and we will endeavour to check the position for you. Equipment and the electrical circuits have not been tested, nor the heating, plumbing or drainage systems. Therefore we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. Measurements given are approximate room sizes only, and are intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Purchasers should check that the land offered is the 'whole or part of' the parcel indicated in the land registry plan. Prospective purchasers are advised to check the boundaries as indicated against the established boundaries on the ground and any land registry documents before proceeding. Under Money Laundering Regulations, Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Particulars Dated: June 2024 Photographs Dated: June 2024

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