

Greyfriars





Greyfriars

Wincheslea, East Sussex, TN36 4ED



AN OUTSTANDING
AND IMPORTANT LISTED
MANSION OCCUPYING
A BEAUTIFUL PARKLAND
SETTING WITH THE
RUINS OF A 13TH
CENTURY FRANCISCAN
CHAPEL IN THE
GROUNDS

Ground Floor

Reception Hall • Drawing Room • Sitting Room • Dining Room • Study • Kitchen
• Breakfast Room • Utility Room • Domestic Office • Cloakroom
Further Domestic Offices • Kitchen • WC

Lower Ground Floor

Wine Cellar • Boiler Room • 4 Store Rooms • Cinema Room

First Floor

Principal Bedroom • Bathroom • Dressing Room • 5 Further Bedroom Suites
Staff/Nanny Flat: Sitting Room • Kitchen • 2 Bedrooms • Shower Room • Roof Access

Gardens, Grounds & Outbuildings

Walled and Formal Gardens • Orchard • Former Kitchen Garden • Parkland
• Mower Store • Workshop • Gardener's WC • Tractor Store

In Excess of 18 Acres



History

Old Winchelsea, originally called 'Gwent-chesel-ey' or the 'Shingle Isle on The Level' gained prominence after the Norman Conquest, as one of two 'Antient towns' in the Confederation of Cinque Ports of Kent and Sussex. This prosperous town was submerged following the great storm of 1287 and Edward I ordered that it be relocated to the hilltop site of Iham, laid out in a grid pattern of streets with a central market. As a Franciscan house had been established within Old Winchelsea, John Bone of Wickham granted the Order of Friars Minor (Grey Friars) some land which he owned to the east of the emerging town for a new monastery.

Following Henry VIII's dissolution of the Monasteries between 1536 and 1541 all save the chapel at Greyfriars were destroyed. The outline of the monastery foundations can be traced on the

main lawn, and the remains of the cloister walls form part of the southern formal garden surrounds. After the destruction of the monastery, four houses were built utilising much of the monastery stone. Among the owners were brothers and notorious highwaymen, George and Joseph Weston, who were immortalised by W.M. Thackeray in his unfinished novel, Denis Duval. In 1812 the property was acquired by Richard Stileman, squire of Winchelsea.

Distinguished guests to Greyfriars over the years include the English painter, Sir John Everett Millais Bt, Her Late Majesty Queen Elizabeth the Queen Mother and Field Marshall Montgomery who used the house as a base during the second world war.

Today, the fascinating ruins of the Franciscan chapel now lie peacefully undisturbed within the grounds of Greyfriars, whilst this charming historic town retains its thriving community, with an excellent general store, St Thomas' C of E primary school, St Thomas' church and a variety of clubs and societies.



Description

Occupying a beautiful parkland setting, on the site of the former Franciscan Monastery, Greyfriars is a grand Grade II Listed gothic style mansion of great architectural interest and historic note, built by Richard Stileman in 1819, with later additions. Within the secluded grounds lie the picturesque Grade I Listed ruins of the 13th century chapel, documented by Pevsner as 'one of the most impressive examples of Franciscan architecture in England', and protected under the Ancient Monuments and Archaeological Areas Act.

This exceptional property, situated within An Area of Outstanding Natural Beauty with far reaching views to the sea, benefits from superbly proportioned accommodation, including staff accommodation, domestic offices and extensive cellarage, in all amounting to in excess of 13,000 sq ft. Points of note include:

- Beautiful stone mullioned windows, some with working shutters, high ceilings with decorative plasterwork, marble and stone fireplaces, painted interior wooden panelled doors with brass door furniture and deep architraves.
- Situated off the main reception hall are four elegant reception rooms of excellent proportions, all enjoy far reaching views over the gardens and provide ideal areas for formal entertaining. Of particular note is the superb drawing room, which features an ornate barrelled ceiling and enjoys lovely views to the south over the formal garden and parkland beyond.
- The kitchen, with hand painted floor tiles, is comprehensively fitted with a range of cupboards. Appliances comprise a four oven Aga with electric Companion, Miele oven, induction hob, two dishwashers, fridge/freezer and coffee machine.
- The utility room is equipped with additional cupboard storage, Miele washing machines, tumble dryers and dishwasher.
- A sweeping stone staircase leads from the reception hall to the first floor where there are six beautifully presented bedroom suites, all featuring luxuriously appointed bath/shower rooms. The principal bathroom also has recessed ceiling speakers.
- A former self contained flat on the ground floor is now utilised as domestic offices. A two bedroom staff/nanny flat with fitted kitchen is situated on the first floor.



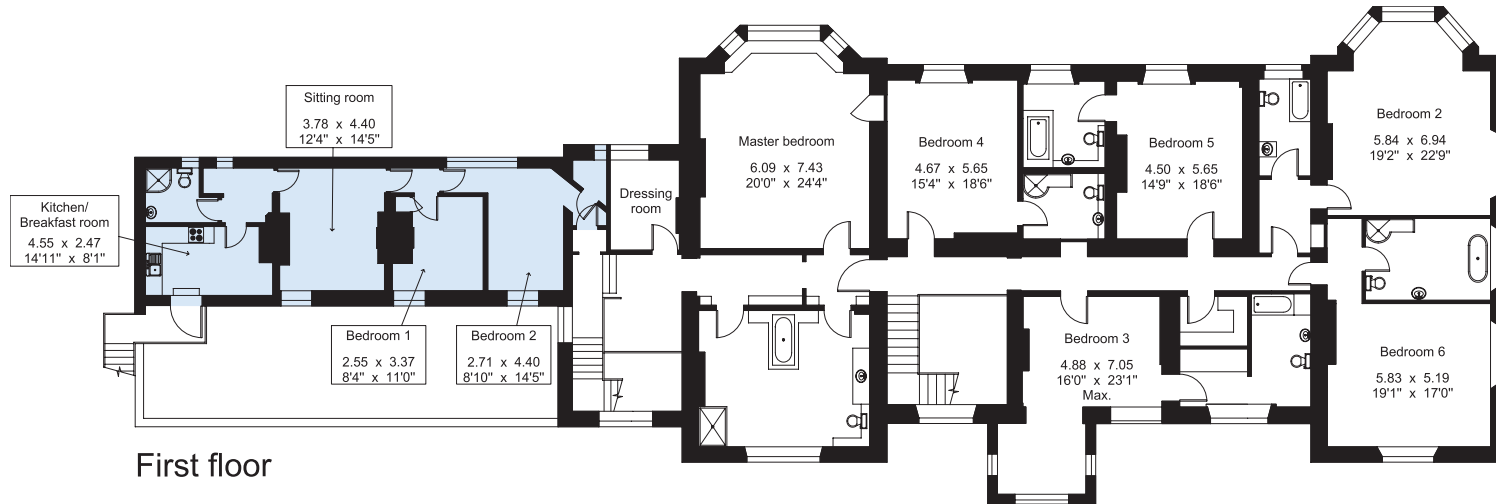
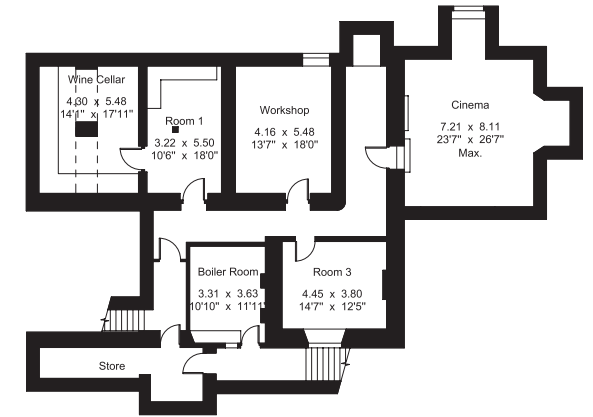
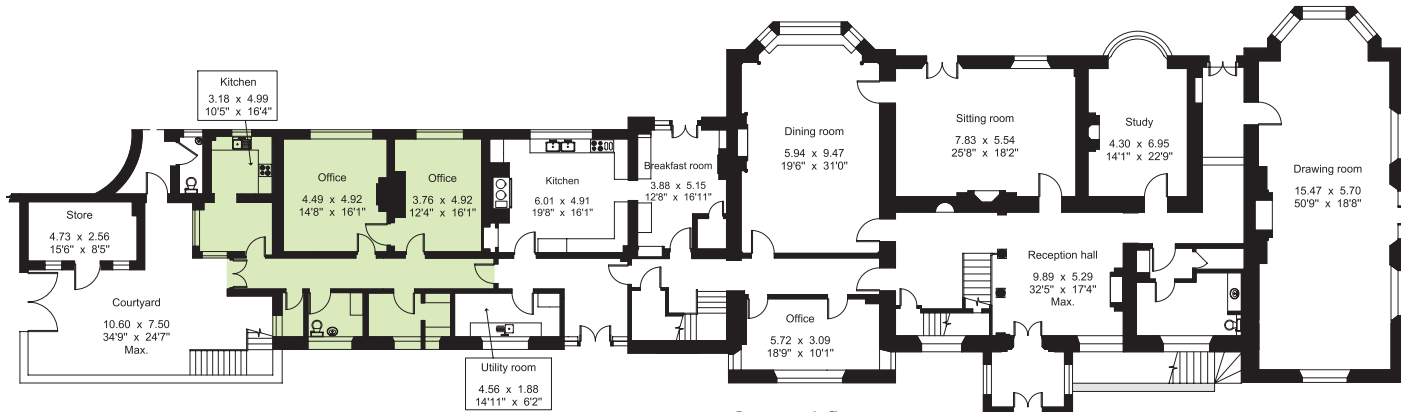


Gross internal area (approx.)

- House - 1,086 sq m (11,696 sq ft)
- Offices (former staff flat) - 91.7 sq m (987 sq ft)
- Staff flat - 70.1 sq m (754 sq ft)



For identification only - Not to scale
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Gardens

- Greyfriars is approached over a long sweeping drive, flanked by undulating parkland, continuing through stone pillars and culminating in a turning circle to the front of the house. A spur continues off to a secondary drive and further parking.
- Flagstone terracing wraps round to the east and south of the house, expansive lawned gardens stretch away to the east, whilst to the south a 'Yew Walk' leads to a delightful formal walled garden with classical box parterres and roses. A wrought iron gate opens to an orchard planted with apple and cherry. Beyond the lawns is woodland and an abundance of shrubs, with the footprint of an old grass tennis court to the east.

Situation

Greyfriars is situated in the historic town of Winchelsea, about 3 miles from the ancient Cinque Port of Rye with its charming cobblestone streets, excellent selection of antique shops, famous inns, restaurants and gift shops, sport and leisure facilities including excellent golf courses, fishing and sailing.

Rail services: Branch line train services run from Rye to Ashford International station with frequent connections for London and the continent. A high speed link runs from Ashford to London St Pancras in about 37 minutes.

Schools: There are a number of excellent schools in the area in both the state and private sectors at primary and secondary level. These include Vinehall at Robertsbridge, Dulwich School Cranbrook, Marlborough House and St Ronans preparatory schools. Cranbrook Grammar, Ashford School, Highworth Grammar School Ashford, Norton Knatchbull for Boys, Homewood School Tenterden, Sutton Valence, Benenden Girl's School and Kings College at Canterbury.

Communications: The M20 can be joined at Ashford with links to London, the coast and other motorway networks. The A21 at Flimwell with links to the M25 at junction 5 and Gatwick and Heathrow airports.

Directions

Entering Rye on the A268 (from Peasmarsh) take the second exit at Skinners roundabout onto the A259, continue to the 'Kettle 'o fish' roundabout and take the first exit onto Winchelsea Road A259. Continue for over two miles and turn left onto Strand Hill, proceed up the high street and turn left into German Street which merges into Monks Walk, the entrance to Greyfriars will be found after a short distance on the left hand side.

Services

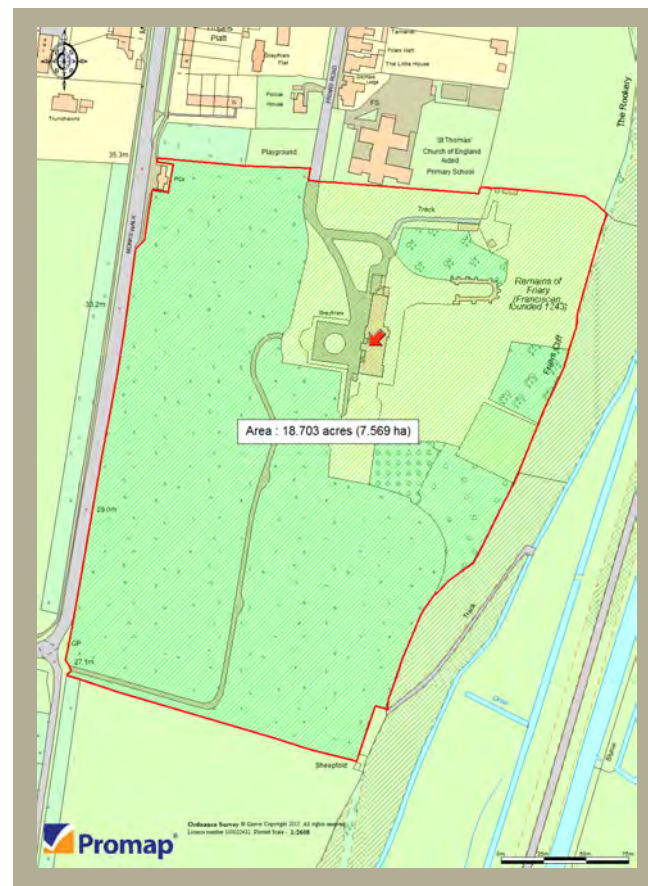
Gas fired central heating via radiators, mains electricity, water and drainage.

Outgoings

Rother District Council 01424 787000. Council Tax band 'H'

Viewing

Strictly by appointment with Savills on 01580 720161. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.



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