



**Moloney**  
COUNTRY PROPERTY



MARY MASONS RURAL NORTHIAM

# MARY MASONS, BECKLEY RD, NORTHIAM, NR. RYE, EAST SUSSEX. TN31 6JB

A DETACHED, GRADE II LISTED 5 BEDROOM HOUSE, OF SIGNIFICANT HISTORIC INTEREST, LOCATED IN THE RURAL OUTSKIRTS OF THE VILLAGE, SITTING IN GROUNDS OF APPROX 1 ACRE (TBV). BELIVED TO DATE BACK TO THE 14TH CENTURY, WITH CLOSE STUDDED FAÇADE AND LATER ADDITIONS, NOW OFFERING GOOD SIZE CHARACTER ACCOMMODATION, INCLUDING DOUBLE RECEPTION ROOM WITH INGLENOOK FIREPLACE, DINING ROOM, KITCHEN & SEPARATE UTILITY ROOM. EN-SUITE MASTER BEDROOM, 3 FURTHER 1ST FLOOR BEDS, ATTIC ROOM & AMPLE ATTIC STORAGE. OFF ROAD PARKING. ADJOINING FARMLAND TO THE REAR.

ACCOMMODATION LIST: DOUBLE SITTING ROOM, SPLIT LEVEL DINING ROOM, KITCHEN, UTILITY ROOM, CLOAKROOM, SIDE LOBBY. FIRST FLOOR LANDING, BEDROOM WITH EN-SUITE SHOWER ROOM, 3 FURTHER BEDROOMS, BATH AND SHOWER ROOM, STAIRS TO ATTIC BEDROOM 5, ATTIC STORAGE ROOMS. DRIVE PROVIDING PARKING, LARGE REAR GARDEN ADJOINING FARMLAND, 1 ACRE (TBV). VIEWS



From the drive, brick path to:

Front Door to:

**RECEPTION HALL/ROOM:** Double aspect room with wooden, leaded light, Bay style window to the front, double French doors with shutters, leading out to the rear, enjoying far reaching rural views & wooden casement door alongside. Large inglenook fireplace with bressummer beam over. Extensive wall and ceiling beams with down post. Part painted panelled walls with second Delft tiled fire surround inset with Jotul wood burning stove on tiled hearth. Part pink pammett tiled floor (made locally, similar tiles can be found in the crypt at St Pauls Cathedral). Door to stairs to the first floor, door with step down to

**DINING ROOM:** Split level with casement windows to both sides. Formerly the dairy. Fireplace for open fire or woodburning stove. Old brick floor. Wood panelling inset with door to:

**SIDE LOBBY:** Door to the rear garden. Part sloping ceiling, exposed timbers. Part shelved storage niche with cloaks hooks. Quarry tile floor.

**KITCHEN:** Double aspect room with wooden leaded light windows to the front and side. Fitted with range of solid larch base and wall units with laminate worktop over, inset with 1 1/2 bowl, single drainer, stainless steel sink unit. Electric hob with twin Electrolux ovens below & extractor over. Plumbing for dishwasher. Tiled splashback. Quarry tiled floor. Cupboard with space for upright freezer, double doored linen/drying cupboard. Step up, with opening to walk-in shelved larder/storage cupboard with Medieval doorhead.

**GUIDE PRICE £975,000**



From the dining room, door with step down to:

**UTILITY ROOM:** Double aspect with casement windows to the side and rear. Fitted with range of units with part granite, part woodblock worktop over. Butler's ceramic sink. Plumbing for washing machine, space for under counter fridge, cupboard housing Grant oil fired boiler. Tiled floor with access to well. Inset ceiling lights. Door to:

**CLOAKROOM:** Casement window to the side. Fitted with white suite comprising WC, pedestal hand basin with tiled splashback, shaver point. Matching tiled floor.

Turned fruit wood staircase to 1st floor:

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**LANDING:** Leaded light, arched window to the rear. Wall light points. Stairs to the second floor. Extensive exposed timbers, Oak & Elm wide floor boards.

**BEDROOM ONE:** Casement window to the rear. Wall light points. Painted panelled wall incorporating wardrobe cupboard and door to:

**EN-SUITE SHOWERROOM:** Leaded light window to the front. Fitted with contemporary white suite comprising back to wall WC, wall hung hand basin & double shower cubicle. Tiled walls.

**BEDROOM TWO:** Wooden leaded light window to the front with matching windows to side. Brick fireplace, exposed wall and ceiling timbers, wide board Oak & Elm floor.

**BEDROOM THREE:** Wooden casement window enjoying views to the rear. Hand basin with tile splashback, mirror & cupboard over. Wall light point.

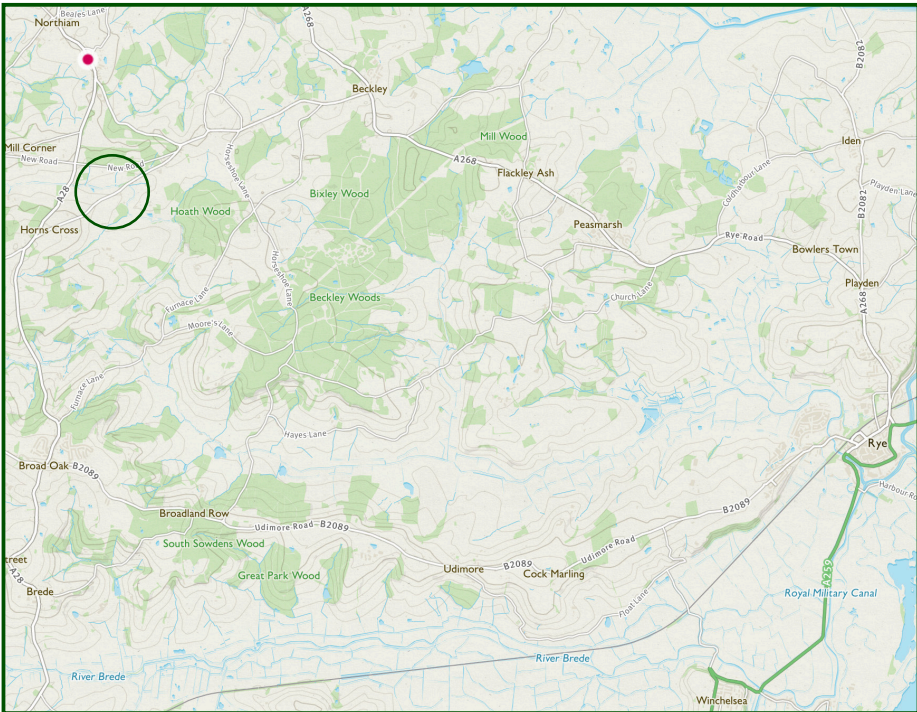
**BATH AND SHOWER ROOM:** Casement window to the rear, Velux window to the side. Fitted with white suite comprising WC, semi integrated hand basin with marble surround set into range of cupboards, panelled bath with central taps & tiled shower cubicle. Shaver point, mirror. Linoleum floor. Airing cupboard housing hot water tank with slated shelves.

**BEDROOM FOUR:** Double aspect with leaded light window to side and rear. Wall beams. Wardrobe cupboard.

Stairs to:

**ATTIC BEDROOM FIVE:** Wooden leaded light window to the front. Part sloping ceiling. Wall light points. Hand basin with tiled splashback. Wardrobe cupboard with hanging rail. Attic storage rooms to both sides.





IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure land sizes, takes no responsibility for any errors or omissions incurred as a result of this process. We strongly encourage purchasers to satisfy themselves that the particulars contained herein are accurate prior to entering into negotiations and/or incurring any professional costs. Please note that we have not conducted a structural survey of the property nor have we tested any of the heating, drainage, services, fittings or sanitary items in this property.

**OUTSIDE:** The property is approached from the lane over L-shaped driveway with Yew hedged front and side boundaries, a wrought iron, brick pillared gate gives separate access from the lane with brick pathway to the front door, steps lead up to the lawned side garden. From the drive, brick wall with arch gives access to the rear with steps leading up to the side lobby. The large, partly terraced, garden is mainly laid to lawn with brick paved pathways, large garden shed, orchard area with well & pond, enjoying far reaching rural views over adjoining farmland to the rear. Beech hedged boundary to the right hand side.

**SERVICES:** Mains electricity, water & drainage are connected. Oil fired central heating.

**FLOOR AREA:** 226 m<sup>2</sup> ( 2,433 ft<sup>2</sup>) Approx.

**EPC RATING:** 'N/A'

**LOCAL AUTHORITY:** Rother District Council.

**COUNCIL TAX BAND:** 'G'

**TENURE:** Freehold

**TRANSPORT LINKS:** For the commuter Rye railway station provides a service eastwards, via Ashford International to St. Pancras in London and to Europe, whilst London Bridge, Waterloo, Charing Cross and Cannon Street can be accessed via the Hastings line to the west at Battle, Robertsbridge or Etchingam to the north.

The Motorway network (M25) can be easily accessed at Junction 5 via the A21 (at Sevenoaks).

**DIRECTIONS:** Travelling south towards Hastings on the A28 through Northiam, turn left opposite the primary school, B2088 signposted Beckley & Rye. Continue on this road, turning right, B2165, Clayhill, just before the Rose & Crown PH on the left. Mary Masons will be found on the left after approximately 1 mile.

**What3Words (Location):** ///having.extent.bank

**VIEWINGS:** All viewings by appointment. A member of the team will conduct all viewings, whether or not the vendors are in residence.

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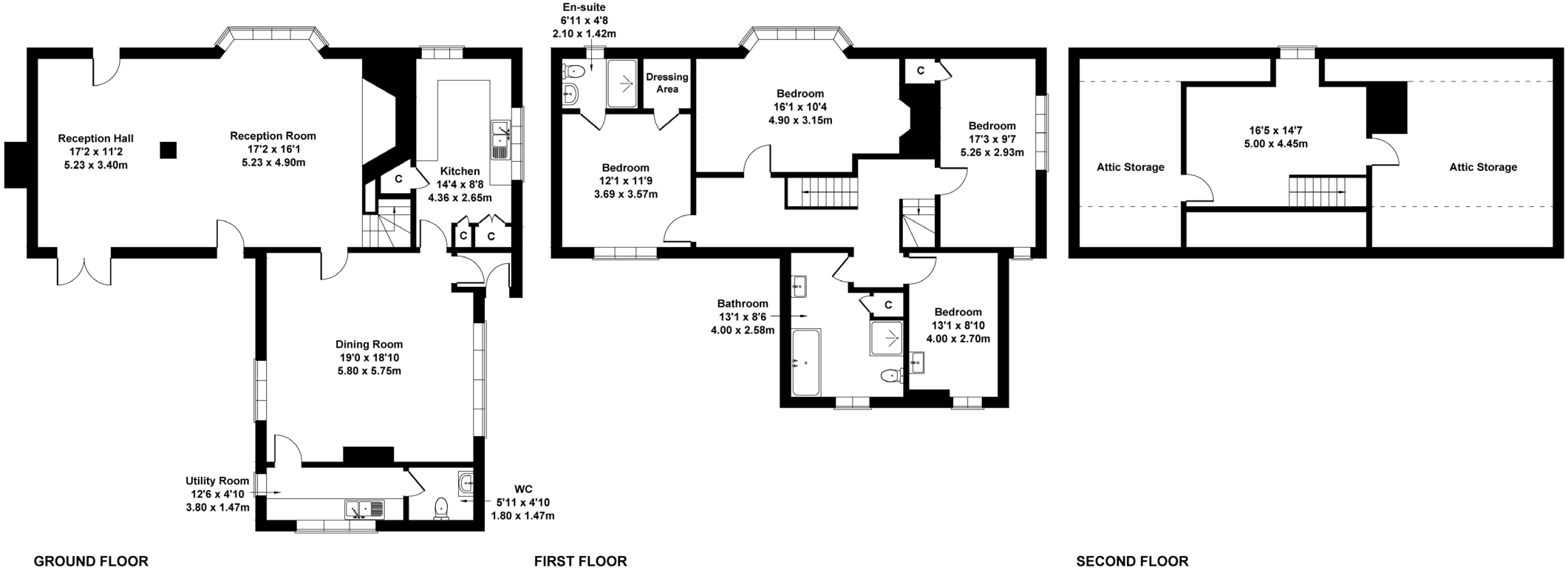
**EMAIL: SALES@MOLONEYCOUNTRYPROPERTY.COM**

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**TELEPHONE: 01797 253000 or 01580 212828**

## Mary Masons

Approximate Gross Internal Area  
2433 sq ft - 226 sq m  
(Excluding Attic Storage)



Not to Scale.  
For Illustrative Purposes Only.

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