

PHILLIPS & STUBBS



coastal +
COUNTRY



Hope Farm occupies a rural location adjoining Oxney organic vineyard, one the largest in the country, set close to the Kent/Sussex border close to Rye in undulating countryside in an Area of Outstanding Natural Beauty being approached over a country lane. Beckley village has a primary school, Norman church and public house. 3 miles to the north is the larger village of Northiam with everyday shopping facilities and Great Dixter house and gardens. Inland is the Wealden town of Tenterden with tree lined high street. A 10 minute drive away is the Ancient Town and Cinque Port of Rye renowned for its historical associations, medieval fortifications and fine period architecture. The town has an active local community, with the arts being strongly represented. Rye Arts and Jazz Festivals are held annually. From the town there are train services to Eastbourne and Ashford with high speed connections to London St Pancras (journey time 37 minutes).

Forming a Grade II Listed house dating back to the late 17th Century which retains many original features including an inglenook fireplace and exposed timbers throughout.

The front door leads into a quarry tiled **entrance hall** which in turn has doors to both the study and the living room which has a wide inglenook fireplace fitted with a wood burning stove. The **kitchen/breakfast room** has an Aga with gas fired hob and electric oven, built in pine units and dresser, granite worksurfaces, larder cupboard, integrated fridge/freezer, dishwasher and oil fired boiler. Door to cellar. **Cloakroom** with w.c and wash hand basin. The **library** has built in oak book shelving and cast iron fireplace fitted with a gas fire. Off the living room there is an **inner hall** which leads to a versatile **study** which also has plumbing for washing machine and dryer. **Dining room and snooker/games room** are both vaulted and have double doors out to the rear garden.

On the **first floor** there is a beamed galleried landing with stairs to the second floor. The **main bedroom** has wide oak floorboards an **en suite bathroom** and **dressing room**. **Bedroom 2** also has wide oak floorboards and door through to a **dressing room** which leads to a storage attic. The **family bathroom** has wide oak floorboards, a roll top bath with shower over and a wash basin on stand, there is an adjoining w.c. The **second floor** has two further bedrooms, both with wash basins.

Outside: The property is approached over a driveway with five bar electric gate which leads to the main parking area. Note: the driveway is owned by Hope Farm but the neighbouring property Hope Cottage has a vehicular right to pass to their property beyond Hope Farm. The range of outbuildings are particularly useful and include an oak framed double garage with central loggia and attached home office. There are further buildings including another oak framed garage/workshop, single garage with adjoining open fronted wood store/workshop, summerhouse and greenhouse. The majority of the garden is laid to lawn with a large pond with brick terrace. The hard tennis court was resurfaced in 2023, beyond which is a fenced paddock, the whole extends to approximately 3.4 acres (to be verified).

Local Authority: Rother District Council. Council Tax Band G
Mains electricity and water. Oil central heating. Private drainage (Klargester system).

Predicted mobile phone coverage: EE and Three

Broadband speed: Ultrafast 1800Mbps available. Source Ofcom

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

Guide price: £1,395,000 Freehold

Hope Farm, Hobbs Lane, Beckley, Near Rye, East Sussex TN31 6TU



On the market for the first time in over 40 years - A detached Grade II Listed 4 bedroom farmhouse located on the rural outskirts of Beckley situated within gardens and paddock, including various outbuildings and tennis court, in all approximately 3.4 acres

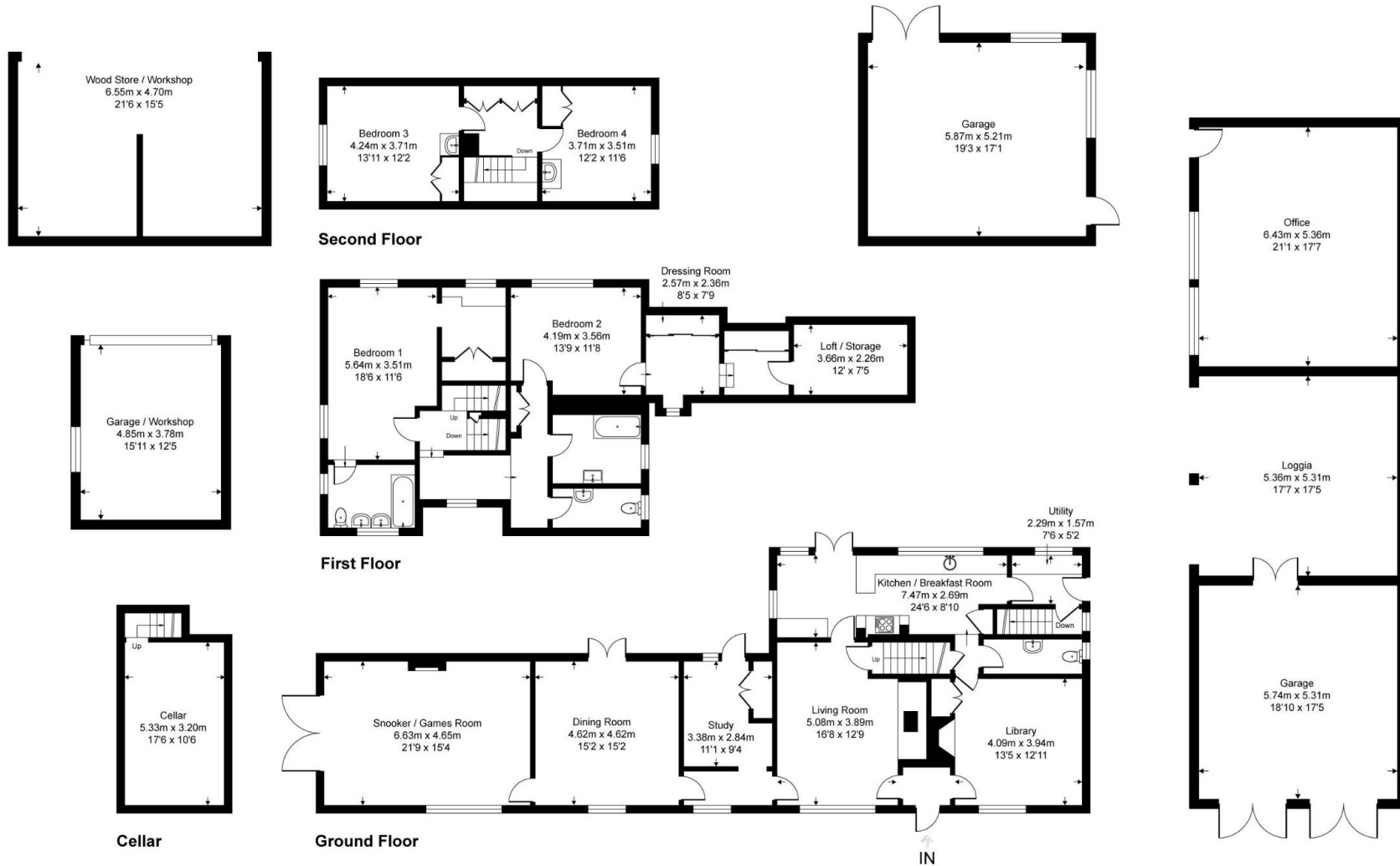
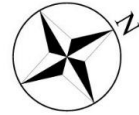
Entrance hall • Living room • Study • Dining room • Library • Snooker/games room • Kitchen/breakfast room • Cellar • Cloakroom First floor galleried landing • Bedroom 1 with en suite bathroom and dressing room • Bedroom 2 with dressing room Family bathroom • Separate w.c • Second floor bedrooms 3 and 4 • Oil heating • EPC rating E • Oak framed double garage with loggia and home office • Oak framed garage/workshop • Further garage and open fronted wood store/workshop • Hard tennis court Gardens including a pond and paddock extend to approx. 3.4 acres (tbv)



Directions: Proceed out of Rye on the A268 in a northerly direction and continue through Rye Foreign, Peasmarsh and onto Beckley. At the small roundabout at the beginning of Beckley village continue straight over, on the A268, and then after about 25yards turn right into Hobbs Lane. After $\frac{3}{4}$ of a mile there is a bend in the lane. Keep to the right, following the signs to the vineyard, and the entrance to Hope Farm will be seen on the left, just before the vineyard.

Hope Farm

Approximate Gross Internal Area (House only) = 297.8 sq m / 3206 sq ft
 Approximate Outbuildings & Garage Internal Area = 172.6 sq m / 1858 sq ft
 Approximate Total Internal Area = 470.4 sq m / 5064 sq ft



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.

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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