



The Byre House

Main Street, Northiam, Rye, East Sussex, TN31 6NB

Batcheller
Monkhouse

THE BYRE HOUSE

The Byre House is a Grade II Listed village residence of immense character, enhanced by 1/2 an acre of beautiful, private gardens, together with a traditional timber-clad former Brewhouse; affording an opportunity for some updating. The spacious accommodation features an impressive array of beamed ceilings, and inglenook fireplaces.

- Hall
- Drawing Room
- Dining Room
- Sitting Room
- Kitchen/Breakfast Room
- Conservatory
- Cloakroom
- Cellar

First Floor:

- Principal Bedroom 1 with neighbouring Bathroom
- 5 further Bedrooms
- Second Bathroom

Second Floor:

- Two staircases to 4 Attic Rooms

Outside:

- Single storey Traditional Barn
- Garage
- Greenhouse
- Established Garden of about 0.55 of an acre



AMENITIES

The Byre House is located in the centre of Northiam, a quintessential English village close to the Sussex/Kent border, surrounded by Areas of Outstanding Natural Beauty. This flourishing popular village has a range of amenities within walking distance including two well-stocked village shops, one with Post Office; doctor's surgery with dispensary; veterinary surgery; bakery/coffee shop and an historic church. It is a friendly community with a variety of societies, which include horticulture, conservation, book, literary and bonfire, as well as a bowling club. Great Dixter, the renowned home and garden of Christopher Lloyd, is also in the village.

The medieval Cinque Port town of Rye is just 8 miles away with a railway station on the Ashford/Brighton line. Ashford has a high speed link to London (37 minutes) and the Eurostar to Europe. The A21 is 7 miles away, easily accessing the M25 for London, Gatwick and Heathrow airports, whilst Etchingham station for the London Bridge/Charing Cross line is some 10 miles.

Tenterden is about 8 miles and the historic town of Battle some 10 miles, both with a good selection of shops and leisure facilities.

There is an excellent choice of both private and state schools in the area: Northiam has its own Primary School with a good Ofsted report; Rye College; Marlborough House and St Ronan's in Hawkhurst; Claremont at Bodiam; Vinehall at Robertsbridge; Battle Abbey; Benenden and Cranbrook schools, all within reach.

DESCRIPTION

The Byre House is a fine Grade II Listed detached period house, mainly dating from the 17th and 18th centuries, and extending to 4,272 square feet with well-proportioned accommodation. The front elevation shows exposed Sussex brick with handmade Sussex half-hung tiles above and the date 1747 inscribed over the door. The remaining elevations are exposed Sussex brick with traditional white-painted weatherboard beneath a hipped and tiled roof.

The house is notable for its wealth of period features. There is fine oak framing visible throughout the house along with original timber beamed ceilings of good height; period inglenook fireplaces with large overbeams, and original period doors.



The diamond leaded light window panes in the front half of the house still feature original hand blown glass, with vintage signatures and inscriptions etched into the glass. There is oil-fired central heating. The current owner has lived in the property for over 25 years and there is now scope for updating and general modernisation

The main features are:

- Front door (dated 1747) with projecting hood on brackets, to hall. Impressive **drawing room 33'9 x 14'9** with inglenook fireplace and brick hearth, with original hooks, fire dogs and chimney wheel. Attractive sealed second inglenook fireplace. Staircase to first floor.
- Double aspect **sitting room** with inglenook fireplace and wood burner; brick floor; book cases, and staircase to first floor landing. Cloakroom housing the oil-fired central heating boiler and access to cellar, which has been lined recently and has timber steps (in need of repair) and wine cellar fittings. Separate cloakroom with basin and WC.
- Excellent **dining room 27'6 x 14'3** with exposed timbering, attractive base of early spiral staircase, and door to garden.
- The adjacent **kitchen/breakfast room** has a 2-oven oil-fired Aga, sink unit with a selection of cupboards, and walk-in larder. Door to an attractive **large conservatory** which in turn opens to a delightful small courtyard area with productive fig tree, mimosa and other plants. From here a gate opens into the parking area with garage and separate Grade II Listed timber-framed former **Brewhouse** (currently used as a utility area) and **small barn**. There is an original well (covered) and excellent views across the garden.
- There are two staircases leading to the first floor. A shallow-tread Georgian staircase leads to a large landing, main bedroom with wash basin and neighbouring bathroom with both bath and shower.
- The second staircase leads to five further bedrooms, some with period fireplaces, a wash basin and large walk-in cupboards; family bathroom.
- There are two separate staircases to four attic rooms suitable for a variety of uses, having good access and natural light.

OUTSIDE

A driveway to the right of the house leads to a gravel parking area and the former Brewhouse and attached barn with original timber trough and hayrack. These are Grade II Listed, single storey, timber framed, clad with weatherboarding beneath a roof tiled with handmade Sussex tiles. Both are in need of some repair with potential for redevelopment, recently used as a utility room, two garages and a workshop. The previous owners used the side barn as a second garage. Potential for under cover parking for two cars.



The gardens are a particular feature of The Byre House, and have been opened to the public for charitable events. The current owner is a knowledgeable plants person and artist, who has lovingly created a magical garden over many years.

The front garden is laid to lawn with paths and beds with specimen roses. A gate leads to the main gardens comprising a large lawn leading from the house together with a classic white summerhouse.

The garden flows into a lower garden which includes an alpine rockery, large pond, wisteria tunnel and winding paths through well stocked flowerbeds with a wide range of herbaceous plants, roses and shrubs. The lower gardens also contain specimen trees, conifers, maples, magnolias, camellias and many other fine plants.

In addition there are fruit trees; a potager for growing vegetables and soft fruit; a polytunnel and garden sheds, together with a large cedarwood glasshouse.

In all about 0.55 of an acre.

DIRECTIONS

Entering Northiam village from a southerly direction, pass Douglas Moloney's office on the right and The Byre House will be found shortly on the left.

Additional Information:

Local Authority: Rother District Council, Bexhill-on-Sea.

Telephone 01424 787000. www.rother.gov.uk

Services: Mains electricity, water and drainage (not checked or tested) No mains gas.

Links: www.environment-agency.gov.uk, www.highways.gov.uk, www.caa.co.uk, www.landregistry.gov.uk

Tenure: Freehold. Land Registry Title Number SX156278



GUIDE PRICE £775,000 - £825,000

VIEWINGS

For an appointment to view please contact our Battle Office, telephone 01424 775577

Battle
01424 775577

battle@batchellermonkhouse.com

Haywards Heath
01444 453181

hh@batchellermonkhouse.com

Pulborough
01798 872081

sales@batchellermonkhouse.com

Tunbridge Wells
01892 512020

twells@batchellermonkhouse.com

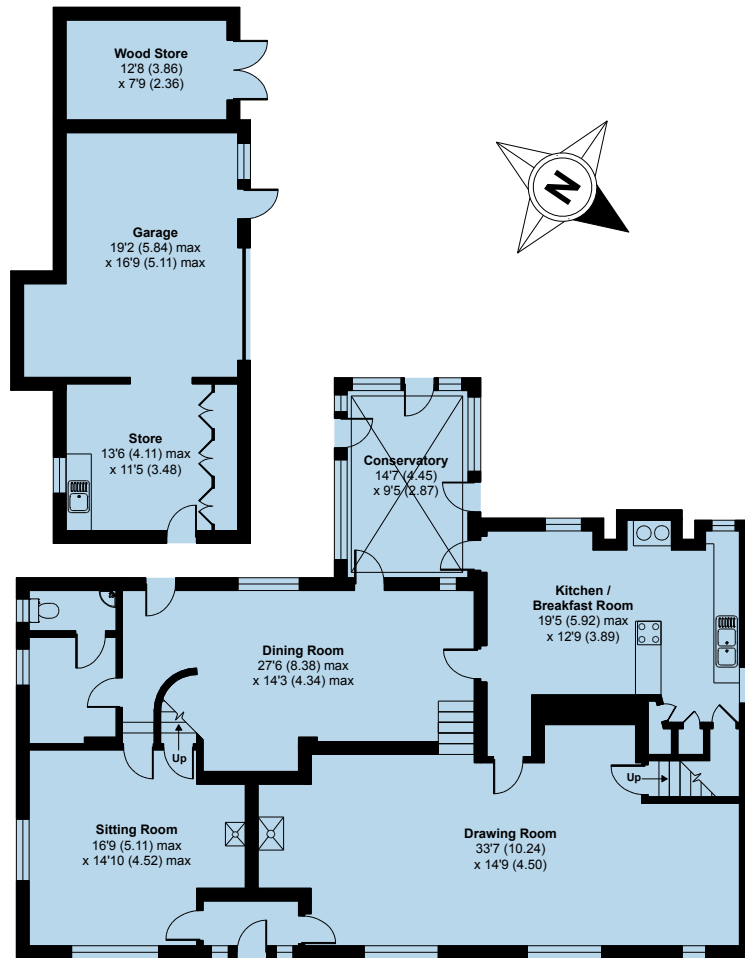
London
Mayfair Office

mayfair@batchellermonkhouse.com

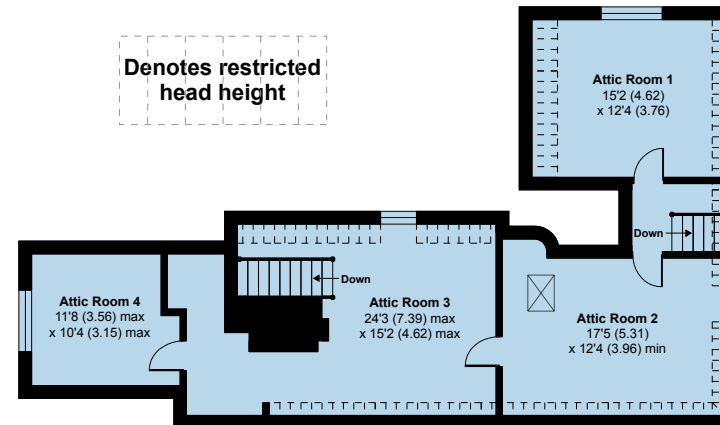


The Byre House, Main Street, Northiam, Rye, TN31 6NB

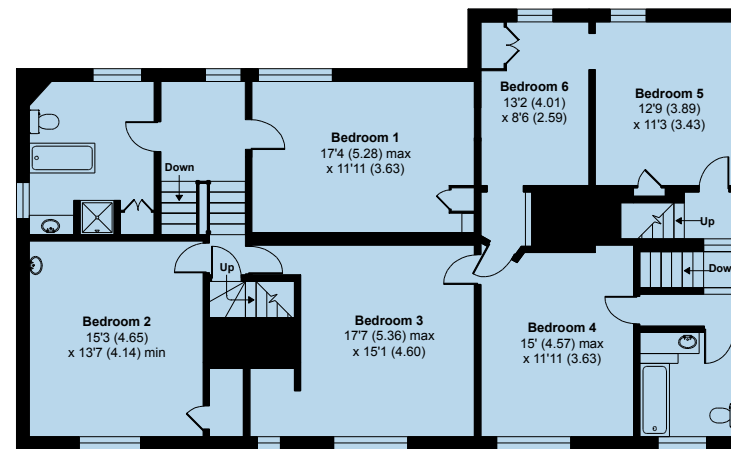
APPROX. GROSS INTERNAL FLOOR AREA 4272 SQ FT 396.9 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT, GARAGE & STORES)



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2017 Produced for Batcheller Monkhouse REF : 172165

NOTE: Batcheller Monkhouse give notice that:

1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact; 2. The particulars do not constitute any part of a Contract; 3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact; 4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested; 5. All measurements and distances are approximate; 6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property; 7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority; 8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

