

PHILLIPS & STUBBS



coastal +
COUNTRY



The property is located in the favoured village of Iden, which sits on a hill overlooking the Rother Levels, and has a local community owned convenience store and post office, bowls club, Norman church with castellated bell tower, village hall, cricket ground and public house. From the village there are numerous footpaths and lanes leading across the surrounding countryside and down to the Royal Military Canal. Two miles to the south is the Ancient Town and Cinque Port of Rye, renowned for its historical associations, medieval fortifications and fine period architecture. As well as its charm and history, the town has a comprehensive range of shopping facilities and an active local community, with the arts being strongly represented. Rye Arts Festival and Rye International Jazz and Blues Festivals are held annually and there is a two-screen cinema, arts centre and café in Lion Street. From the town there are local train services to Eastbourne and to Ashford, from where there are high speed connections to London St Pancras in 37 minutes and to the Continent. The attractive Wealden town of Tenterden, with wide tree lined High Street, is 9 miles and offers Waitrose and Tesco supermarkets together with Homewood Secondary School and a more comprehensive range of shops. In Peasmarsh village (2 miles) there is a large independently run supermarket. The coast is nearby with the spectacular dunes and sandy beach at Camber 6 miles.

Note: In accordance with The Estate Agents Act 1979, we advise that the vendor is a “connected person” as defined by the act.

A detached village house of nineteenth century origin, formerly comprising a terrace of three cottages, presenting colour washed rendered external elevations set with replacement double glazed windows beneath a pitched slate tiled roof. The spacious accommodation is arranged over two levels, as shown on the floorplan.

A part glazed raised panel front door with brass door furnishings and a projecting hood above supported on moulded brackets opens to an **entrance hall** with a built-in storage cupboard and cloaks cupboard, a turned staircase to the galleried landing and a door to a **study** overlooking the front garden.

The well-proportioned **dining room** overlooks the rear terrace and has a wide opening to the triple aspect **living room** with glazed double doors opening onto the rear terrace and an open fireplace with a brick surround, log store and fitted wood burning stove. The **kitchen/breakfast room**, which overlooks the rear garden, is fitted with an extensive range of cabinets with solid light oak doors comprising cupboards and drawers beneath granite effect work surfaces with an inset electric hob and a stainless-steel double oven beneath, an inset ceramic sink with a mixer tap, a range of matching wall mounted storage cupboards and open display shelving. A stable door opens to the rear garden. Also on the ground floor is a **cloakroom** with a suite comprising a pedestal wash hand basin with a tiled splash back and a low level w.c.

On the first floor the spacious galleried landing has an access hatch and ladder to the roof space and a deep built in airing cupboard with a hot water cylinder. **Bedroom 1** enjoys a triple aspect room with views over the garden and across open countryside to the front. One double wardrobe cupboard. One shelved storage cupboard. **Bedroom 2** has a window to the rear, a built-in double wardrobe cupboard with sliding doors and a wash basin set into vanity unit with drawers beneath. **Bedroom 3** overlooks the rear garden and has a wash basin set into a vanity unit. The shower room comprises a walk-in shower and pedestal wash hand basin. Separate w.c.

Outside: To the front of the property is a hedge enclosed garden laid to lawn with a driveway to one side providing off road parking for three vehicles and leading to a detached garage of sectional concrete construction with timber double doors to the front. Immediately adjacent to the rear of the house is a wide paved terrace, a well and a stone retaining wall with steps leading up to the south facing garden laid principally to lawn with a mature magnolia tree, burgeoning cottage borders and herbaceous beds. Summerhouse with power and telephone point. The total area is estimated to extend to approaching one third of an acre.

Guide price: £725,000 Freehold

Curlew Cottage, Church Lane, Iden, Near Rye, East Sussex TN31 7XD



A detached nineteenth century house in established gardens of approaching a third of an acre set back off a minor lane close to the Norman church of All Saints in the favoured village of Iden.

- Entrance Hall • L-Shaped Living Room & Dining Room • Study • Kitchen/breakfast room
- Cloakroom • Galleried Landing • Three Bedrooms • Shower Room • Separate W.C
- Oil Central Heating • Fully double glazed • EPC rating D
- Garage & off road parking • Garden approaching approx. 1/3 acre

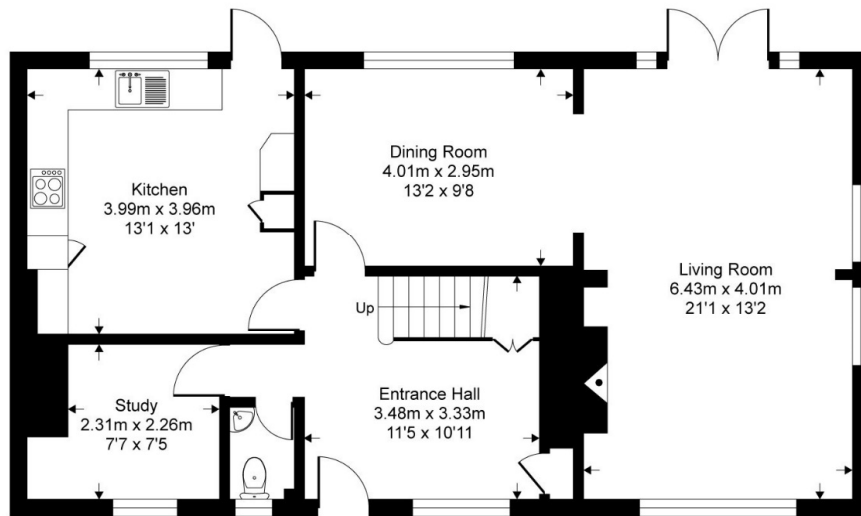
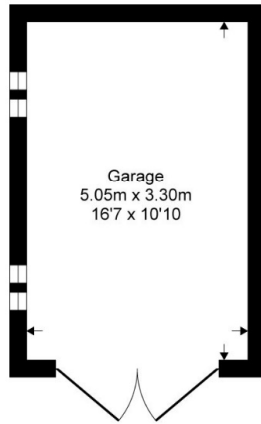


Directions: From Rye, head north on the A268 and approximately one mile out of the town, fork right onto the B2082 signposted Iden and Tenterden. Proceed into the village and immediately after passing the Bell Inn, bear left by the village shop into Church Lane. Curlew Cottage will then be seen on the left hand side after approximately 150 metres.

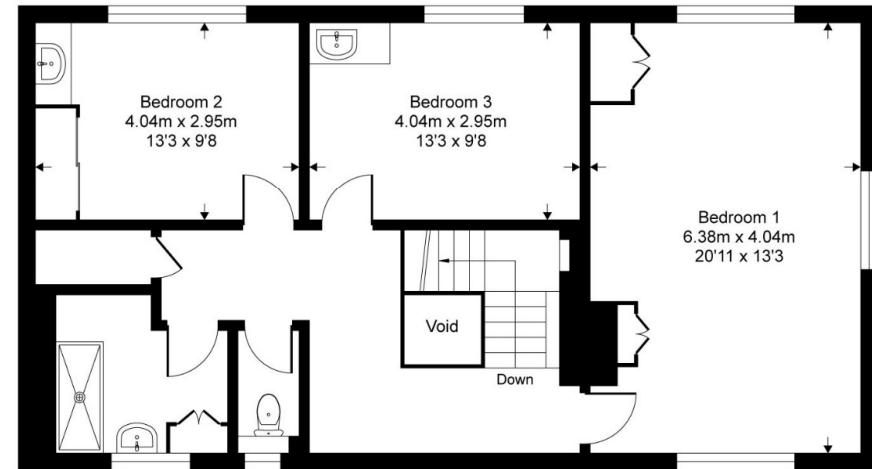
Local Authority: Rother District Council. Council Tax Band F
Mains electricity, water and oil heating. Mains drainage.
Predicted mobile phone coverage: 02
Broadband speed: Superfast 80Mbps available. Source Ofcom
River and Sea Flood risk summary: Very low risk. Source GOV.UK

Church Lane

Approximate Gross Internal Area = 155 sq m / 1672 sq ft
Approximate Garage Internal Area = 17 sq m / 180 sq ft
Approximate Total Internal Area = 172 sq m / 1852 sq ft
(excludes void)



Ground Floor



First Floor

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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