

PHILLIPS & STUBBS



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COUNTRY



The property occupies a commanding position in one of England's most famous and historic cobbled streets with no through traffic and enjoys widespread, far reaching views to the rear over the river Rother to the sea and across the marsh landscape to Camber Castle and Winchelsea. Church Square lies in the heart of the Conservation Area of 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 Festival are held annually and a two-screen cinema complex is available in Lion Street. From the town there are local train services to Eastbourne and to Ashford with a high-speed service to London St. Pancras in 37 minutes and from there to the Continent. Sporting facilities in the area include golf at Rye, tennis at Rye Lawn Tennis Club with reputedly among the very best grass courts in the country, sailing on the south coast and many fine countryside and coastal walks.

One of the town's very few stone-built structures, The Store House is an attached Grade II Listed period house of early fifteenth century origin with a crown post roof and is an example of a commercial building from the early development of Rye as a trading port. The property is set back at right angles to the street and built over a fine thirteenth century rib vaulted undercroft. The front elevation is a gable end of roughly coursed stone, with timber and render panels at the upper floor level to the eaves. The well-presented living accommodation is arranged over two levels, as shown on the floor plan.

The property is approached via a part glazed front door opening into a hall with wood block flooring, panelling to dado height and stairs leading off to the first floor. To the front of the house is a heavily beamed dining room.

The living room has a wood block floor, a high ceiling with colour washed beams, a fireplace with a moulded outer surround and fitted wood burning stove, a window to

the side and glazed double doors opening to a brick terrace and the rear garden. An open archway leads through to a kitchen/breakfast room, which is fitted with a bespoke range of cabinets comprising cupboards and drawers with woodblock worksurfaces, a built-in double oven, an inset electric hob with a filter hood above, an inset enamel sink with mixer tap, a wine cooler, plumbing for a washing machine, an integrated dishwasher and space for a fridge freezer. Glazed double doors open to a raised brick terrace with a glass balustrade and stainless-steel handrail with views across the garden to the river Rother. In addition, there is an adjacent cloakroom with a close coupled w.c and pedestal wash basin.

On the first floor, bedroom 1 has a vaulted ceiling and a large dormer window to the rear providing far reaching southerly views over the river Rother, the Ypres Tower, Camber Castle and to the sea. The en suite shower room has contemporary fittings. Bedroom 2 has two high level windows to the front, together with one lower one and a fitted wardrobe cupboard. There is ladder access to a partly boarded loft. Bedroom 3 is currently used as a study with a heritage skylight window providing townscape views. The shower room has modern fittings comprising a walk in rain shower, a close coupled w.c and a counter top wash basin set over a vanity unit.

Outside: To the front of the property is an area of flagstone paved hard standing providing off road parking for one car, to the side of which a neighbouring property has a pedestrian right of way. Beneath the property is a magnificent rib vaulted undercroft accessed by steps from the forecourt. To the rear of the house is a beautiful landscaped garden set down to serpentine lawn with brick pathways, flagstone terraces, cobbled setts, mixed flower beds, herbaceous borders and specimen trees. The planting includes geraniums, lavender, rosemary, fennel, climbing roses, wisteria, yew, bay trees, magnolia and buddleia. To one corner is a garden shed.

Guide price: £1,200,000 Freehold

The Store House, 46 Church Square, Rye, East Sussex TN31 7HE



An intriguing Grade II Listed period stone house of early fifteenth century origin, with off road parking and a large garden, set off one of the most prestigious cobbled streets in the Conservation Area of the Ancient Town and enjoying far reaching, widespread views to the sea.

- Hall • Living room • Dining room • Kitchen/breakfast room • Cloakroom • Landing • Three bedrooms
- Two shower rooms (one en suite) • Gas central heating • Rib vaulted undercroft • EPC rating D
- Large south facing rear garden • Off road parking for one car.



Further information:

Local Authority: Rother District Council. Council Tax Band E

Mains electricity, water, gas and drainage.

Predicted mobile phone coverage: EE, Three and 02

Broadband speed: Ultrafast 1000Mbps available. Source Ofcom

Sea and rivers flood risk summary: Very low risk. Source GOV.UK



Approximate Gross Internal Area = 160.5 sq m / 1728 sq ft
(includes undercroft & excludes restricted head height)



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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