

PHILLIPS & STUBBS



coastal +
COUNTRY



Set back from the road in an elevated position on the edge the village of Peasmarsch, which offers local facilities and amenities including Jempsons, a family run supermarket) with post office and fuel station, the Flackley Ash hotel with dining and leisure facilities and two public houses. More extensive amenities can be found in the Ancient Town and Cinque Port of Rye (3 miles) renowned for its historical associations and fine period architecture. From the town there are local train services to Eastbourne and to Ashford International, from where there are high speed connections to London St Pancras (37 minutes). The coast is within easy reach and the area boasts a host of tourist and leisure attractions including Great Dixter, Bodiam Castle and Smallhythe Place. Secondary schools include Robertsbridge Community College and Rye College. Private schools in the area include Vine Hall at Robertsbridge, Marlborough House at Hawkhurst, Benenden Girl's School, Buckswood School at Guestling and Kings College at Canterbury.

An older style detached character house affording stylish, largely open plan living space over two levels, as shown on the floorplan, together with ancillary accommodation. To the rear is a large garden with terrace and lawns backing onto woodland. To the front of the house there is a large parking and turning forecourt and a detached building providing ancillary accommodation.

A part glazed front door opens into a hall with stairs leading to the first floor. The sitting room has a bay window to the front and exposed floorboards. The living room has a bay window to the front, bi fold doors opening to the rear garden, exposed floorboards and a brick fireplace with a fitted wood burner. The cloak/shower room has a shower enclosure, copper countertop wash basin, close coupled wc and copper penny flooring.

The family room, which overlooks the rear garden, has a fireplace with a fitted wood burning stove and a wide opening connecting the open plan double aspect kitchen and dining room. The kitchen is fitted with a range of oak cabinets comprising base cupboards and drawers beneath granite work surfaces with an undermounted stainless steel sink, 5 burner gas hob, larder cupboard, built in fridge freezer, island unit with built in oven and microwave and antique floorboards. The dining room has a vaulted ceiling with three skylights, a slate tiled floor and glazed double doors opening to the rear terrace. Adjoining is a utility room with a glazed door to outside, a counter top sink with mixer tap, below counter space for a washing machine and tumble dryer, a slate tiled floor and a wall mounted gas boiler.

On the first floor there is a landing with a hatch to the roof space. The double aspect principal bedroom has an adjoining dressing room and an en suite shower room with a walk-in rain shower, close coupled wc and wash basin. There are three further double bedrooms, one of which has an en suite shower room, together with a family bath/shower room which has a walk-in rain shower, close coupled wc and freestanding roll top bath.

Outside: The property is screened from the road by a bank of mature rhododendrons and is approached over a shingle driveway which leads to a forecourt with ample space for parking several vehicles and turning. To one side is a detached building providing ancillary accommodation to the main house comprising a hall, workshop, shower room and a vaulted gym space with bi-folding doors to the rear garden. Across the back of the main house is a wide cobble sett paved terrace with a large Pink Peacock Flower tree which leads out to the level hedge enclosed rear garden of approximately 120' in depth and backing onto woodland with a variety of specimen trees, ferns, roses, hostas and hydrangeas. The total plot extends to about 0.35 of an acre.

Guide price: £795,000 Freehold

Barnets House, Barnets Hill, Peasmarsh, Near Rye, East Sussex TN31 6YJ



A detached character house affording stylish, largely open plan living space together with ancillary accommodation, set well back from the road in an elevated position with a large garden backing onto woodland.

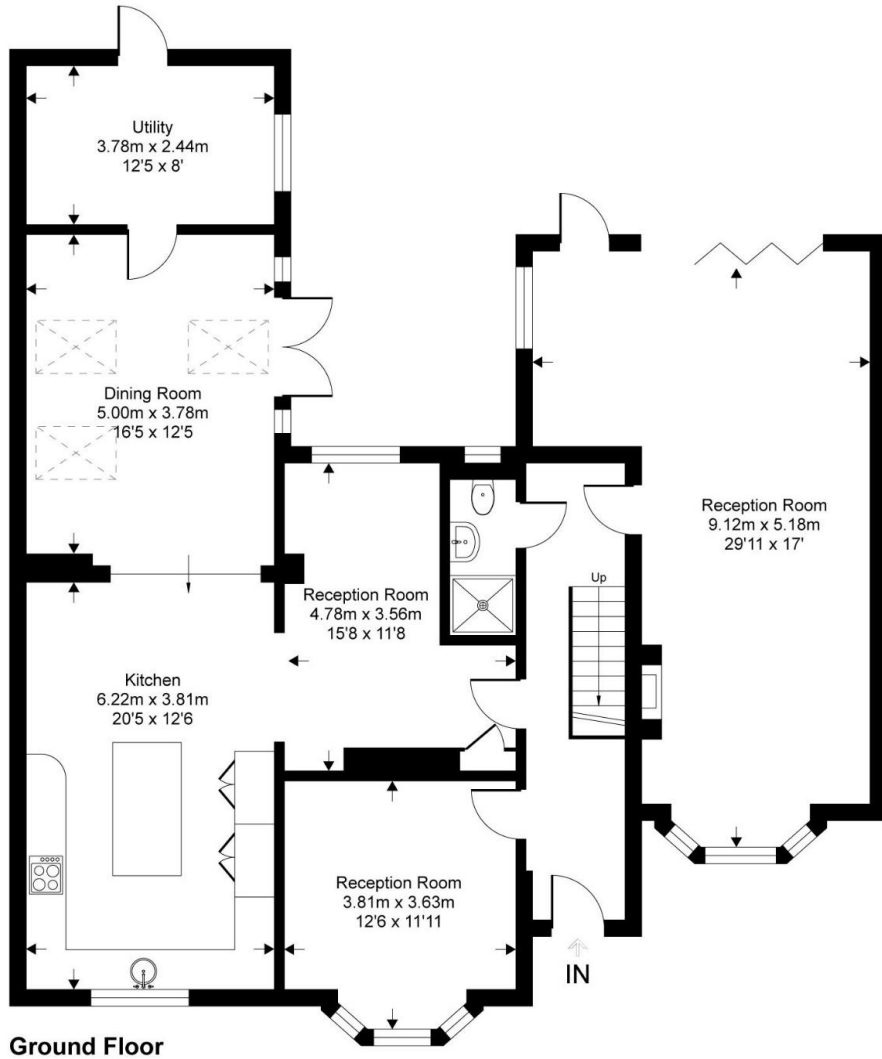
- Hall • Sitting room • Living room • Cloak/shower room • Family room • Open plan kitchen and dining room • Utility room
- Landing • Four double bedrooms • Two shower rooms (en suite) • Family bath/shower room
- Double glazing • Gas central heating • EPC rating C • Ancillary accommodation • Off road parking for several vehicles • Large garden



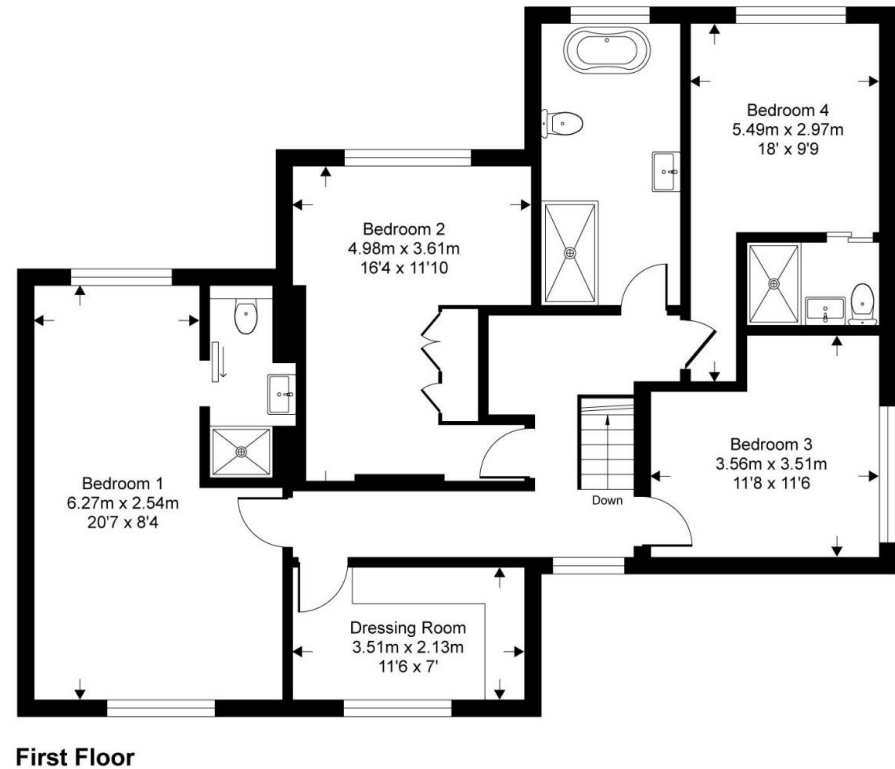
Local Authority: Rother District Council. Council Tax Band G
Mains electricity, gas and water. Private drainage.
Predicted mobile phone coverage: EE
Broadband speed: Standard 30Mbps available. Source Ofcom
Flood risk summary: Very low risk. Source GOV.UK

Directions: From Rye, take the A268 in a northerly direction passing through Playden and Rye Foreign. Proceed through the centre of the village of Peasmarsch passing the turning to Jempsons supermarket on your left and up the hill passing The Flackley Ash hotel. Continue on for another 600 yards and the entrance to Barnets House will be seen on your right as the second to last one before leaving the village.

Approximate Gross Internal Area = 233.3 sq m / 2512 sq ft



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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