

# PHILLIPS & STUBBS



coastal +  
COUNTRY



The property is situated within Beckley village, which is surrounded by undulating countryside in an Area of Outstanding Natural Beauty. The village has an ancient parish church and numerous Grade II Listed buildings, a public house, a primary school graded outstanding by Ofsted. Northiam is 2 miles with local village stores, church, sub post office, doctors' surgery, optician, primary school and veterinary surgery. In the neighbouring village of Peasmarsh is an independent superstore. To the north is the Wealden town of Tenterden with treelined high street and 7 miles to the south is the Ancient Town and Cinque Port of Rye, famed for its historical associations, period architecture, medieval fortifications and cobbled ways. The town offers a range of local shops, restaurants and train services on the Eastbourne to Ashford branch line with fast connections to London St Pancras (37 minutes).

A detached character house with period origins and later Victorian additions and was once the village butcher's shop. Now presenting part colour washed rendered and part wooden weather board elevations set with double glazed windows beneath a pitched tiled roof.

The well presented accommodation which retains many period features including exposed beams and pine doors comprises front door into the **entrance hall** with stairs rising to the first floor, windows to either side. **Living room** with woodburning stove, window to front with shutter, double doors out to the garden, bespoke built in shelving/storage unit, oak flooring. Door to **utility room** with a range of built in units incorporating a sink and gas fired boiler, space and plumbing for washing machine and dryer. Door to the garden. **Cloakroom** comprising wc and wash hand basin. **Kitchen/dining room** has been recently installed with an extensive range of base and wall mounted units

with white Carrara worksurfaces incorporating a Neff double oven and 5 ring gas hob with ceiling extractor fan over. Butler's sink, space for dishwasher and American style fridge, walk in pantry cupboard. Oak door to the garden. Central island/breakfast unit with built in cupboards and drawers. Stone flooring with underfloor heating. Wide inglenook fireplace with exposed brickwork fitted with a wood burning stove. Dining area still has the old butcher's shop window to the front but now has banquette seating with tongue and groove panelling **Study** window to front with shutter.

**First floor landing** with stairs to the second floor. **Bedroom 2** has a decorative cast iron fireplace, built in storage/airing cupboard and an **en suite shower room**. **Bedroom 3** has a decorative cast iron fireplace and window to the front. **Bedroom 4** overlooks the rear garden with farmland beyond. **Family bathroom** comprising panelled bath with mixer tap/shower attachment, wash hand basin, w.c, tongue and groove panelling, heated towel rail, window to rear.

**Second floor** bedroom 1 with two Velux windows, additional window to the side, bespoke built in wardrobes, further built in cupboards and eaves storage. **En suite shower room** comprising, large walk in shower unit, wash hand basin, w.c, window to the side.

**Outside:** To the front there is a small picket fence enclosed garden and to the side there is a driveway providing off road parking and access to the detached single garage which has a personal door from the rear garden. Side gate leading to the rear garden which has an area of block paved terrace with raised lawn beyond being fence enclosed and backing onto farmland.

Price guide: £795,000 freehold

The Coach House, Main Street, Beckley, East Sussex TN31 6TL



A detached four bedroom period character house situated within the village, the property has undergone extensive improvement including a recently fitted kitchen/dining room.

- Entrance hall • Living room • Study • Kitchen/dining room with pantry • Utility room • Cloakroom
- First floor landing • Bedroom 2 with en suite shower room • 2 further bedrooms • Family bathroom
- Second floor bedroom 1 with en suite shower room • Double glazing • Gas heating
- Off road parking • Detached single garage • Enclosed rear garden • EPC rating D

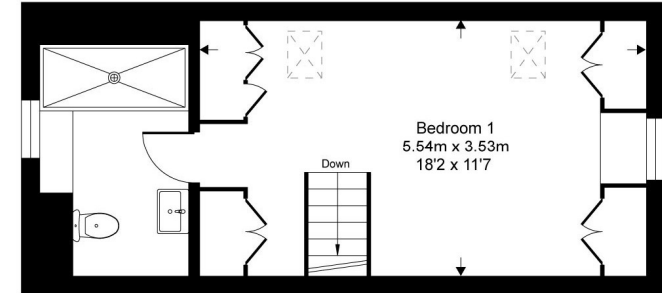
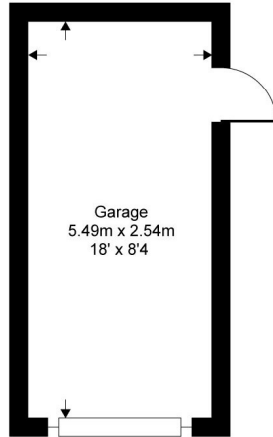


**Directions:** Approaching Beckley village from the south on the A268, turn left at the mini roundabout, signposted to Beckley and Battle, the property will then be seen after a short distance on the left hand side.

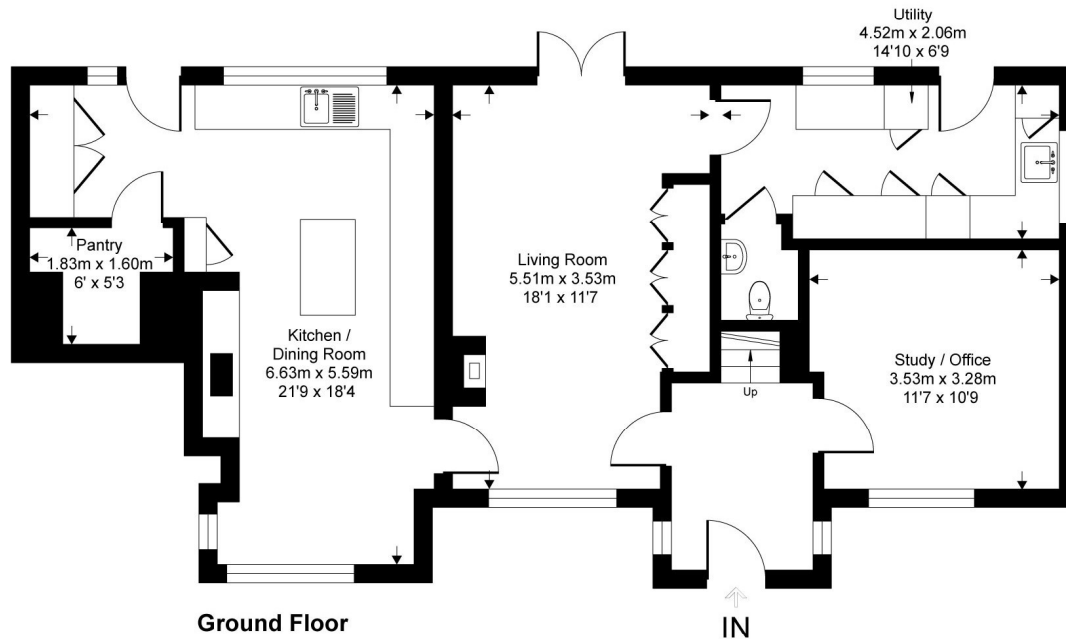
Local Authority: Rother District Council. Council Tax Band F  
Mains electricity, water and gas. Mains drainage.  
Predicted mobile phone coverage: EE, Vodafone and 02  
Broadband speed: Ultrafast 1000Mbps available. Source Ofcom  
River and Sea Flood risk summary: Very low risk. Source GOV.UK

# The Coach House

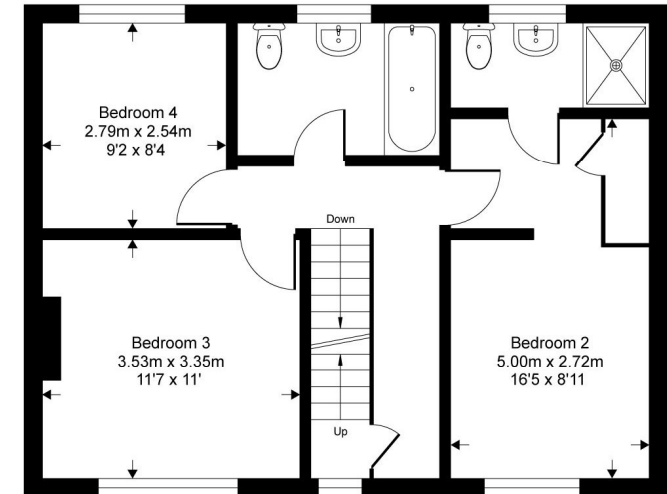
Approximate Gross Internal Area = 161.7 sq m / 1741 sq ft  
 Approximate Garage Internal Area = 13.9 sq m / 150 sq ft  
 Approximate Total Internal Area = 175.6 sq m / 1891 sq ft



Second Floor



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.

# PHILLIPS & STUBBS



Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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