

PHILLIPS & STUBBS



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COUNTRY



Enjoying an incredible setting approximately 1/2 mile off the main road down an unmade lane with views from the garden across open farmland over the Tillingham Valley. The Ancient Town and Cinque Port of Rye, renowned for its historical associations, medieval fortifications and fine period architecture, is just over two miles. As well as its charm and history, the town has an extensive 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 Rye there are local train services to Eastbourne and to Ashford from where there are high speed connections to London St. Pancras in 37 minutes. Sporting facilities in the area include golf and tennis at Rye, sailing on the south coast and many fine countryside and coastal walks.

Forming an attached oast house retaining many original features with exposed brickwork to the roundels, several exposed brick floors as well as oak flooring and painted floorboards in the bedrooms. Oak joinery throughout includes bespoke doors to the roundels, especially the bedrooms.

The accommodation comprises glazed doors into the central **living/family room** with wood burning stove surrounded by the brick roundels, oak staircase to the first floor. **Snug/tv room** with two sets of double doors out to the garden with views, tongue and groove panelling to the roundel. **Dining room** with double doors to the garden, tongue and groove panelling to the roundel. **Study/bedroom 5** with two sets of double doors out to the garden with views, tongue and groove panelling to the roundel. **Kitchen/breakfast room** fitted with a range of bespoke oak units including a glass fronted cabinet, granite worksurfaces, double sink unit, electric Range cooker with 5 ring hob and hot

plate and 3 ovens, extractor fan, exposed brickwork to the roundel, slate flooring. Space for a dishwasher and fridge/freezer. Two circular porthole windows and double doors to garden. Door to the **utility room** having space and plumbing for washing machine, Belfast sink, slate floor, oil fired boiler. Door to garden. **Cloaks/shower room** comprising shower cubicle, w.c, wash hand basin.

First floor landing currently used as a games area with a snooker table but could lend itself to a variety of uses. Oak flooring and double doors out to a balcony enjoying views over the garden. All the bedrooms are situated in the roundels and have bespoke built in cupboards. Bedroom 1 has an en suite bathroom comprising panelled bath with shower over, wash hand basin, w.c and bidet. Exposed painted floorboards and exposed brickwork. **Family bathroom** comprising panelled bath, wash and basin and w.c.

Outside: To the front there is a pair of wooden gates leading into a gravelled parking area. There is a raised decked sun terrace overlooking the garden and large pond. The remaining garden is lawned with mature trees and shrubs with stunning widespread views beyond over the valley. In all approaching 1 acre (to be verified).

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

Price guide: £1,650,000 freehold

Wick Farm Oast, Udimore, East Sussex TN31 6AH



An attached four roundel five bedroom oast house enjoying a spectacular setting with views across adjoining farmland over the Tillingham Valley.

- Family room • Study/bedroom 5 • Dining room • Snug • Kitchen/breakfast room • Utility room
- Cloakroom • First floor landing with balcony • Bedroom 1 with en suite bathroom • 3 further bedrooms
- Family bathroom • EPC rating D • Oil heating • Off road parking • Private drainage
- Gardens including a large pond extending to approximately 1 acre

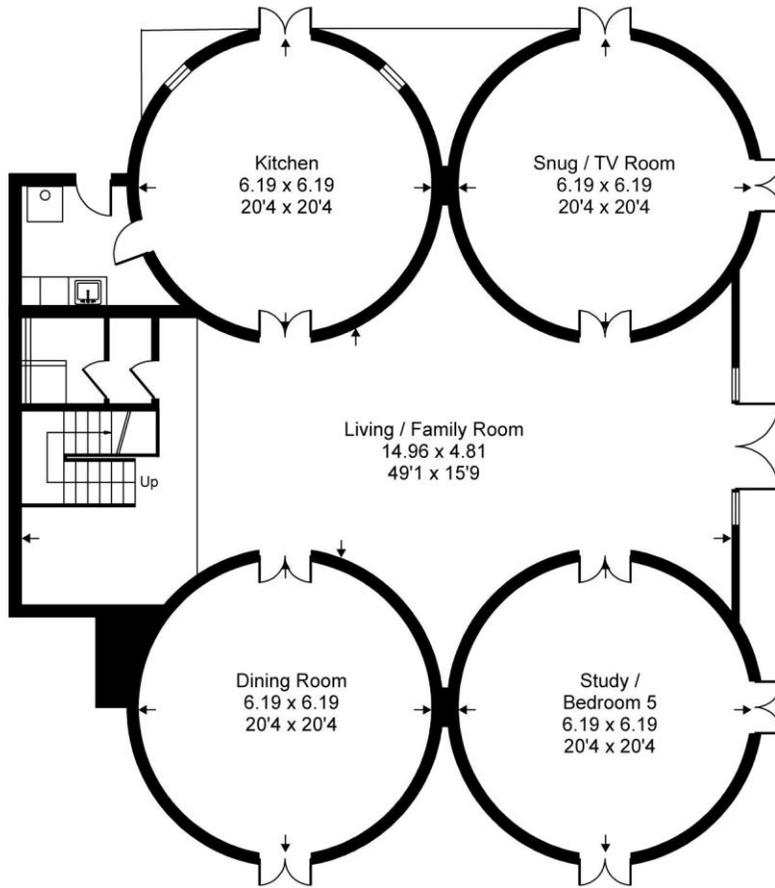


Directions: From Rye proceed out of the Town on the B2089 for 2.2 miles where the entrance to Wick Farm will be seen on the right hand side, if you reach The Plough public house you have gone too far, see below. Continue down the unmade track for around a 1/2 mile down into the valley where the oast will eventually be seen.

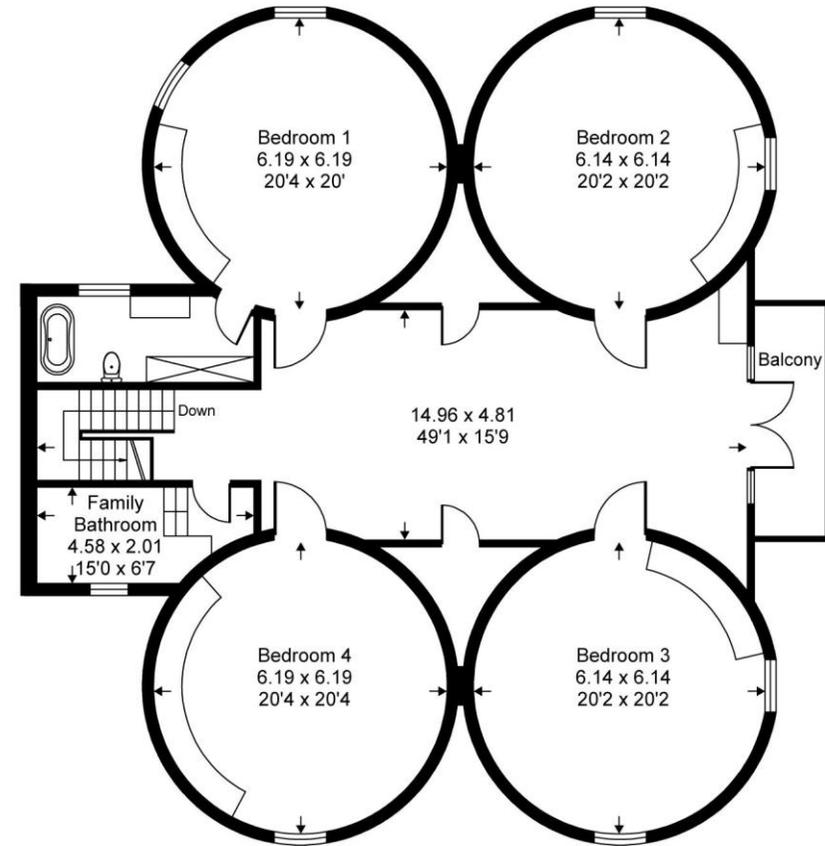
From a Northerly direction follow the A28 south from Northiam until you reach the village of Broad Oak, at the crossroads (in the village centre) turn left onto the B2089 (opposite the village shop) continue for 4 miles, you will pass The Plough public house on your right, the drive to Wick Farm is 1/2 mile after this on your left. Continue down the unmade track for around a 1/3 mile down into the valley where the oast will eventually be seen.

Wick Farm Oast

Approximate Gross Internal Area = 429 sq m / 4614 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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