

# PHILLIPS & STUBBS



coastal +  
COUNTRY





Occupying a rural location off a narrow lane in rolling countryside overlooking Hog Hill Windmill to the front and enjoying far reaching views to the rear over the surrounding countryside in the Pannel Valley to the sea at Pett Level. The Ancient Town of Winchelsea, one of the few examples of a bastide town in England based on the grid-iron street plan arranged around the incomplete church of St. Thomas the Martyr, is within one mile. Local facilities include a small shop/post office, together with a primary school, public house. More comprehensive facilities can be found in the Ancient Town and Cinque Port of Rye (4 miles), also renowned for its historical associations, medieval fortifications and fine period architecture. The town has a range of shopping facilities and an active local community, Rye Arts and Jazz Festivals are held annually. From Rye there are train services to Eastbourne and Ashford with fast connections to London St.Pancras in 37 minutes.

The Cottage comprises a detached Grade II listed period property, dating in part from the early C17th, of timber frame construction with mellow brick and stone external lower elevations and part tile hung upper elevations set with oak frame leaded light windows beneath a pitched peg tiled roof. The living accommodation is arranged over three floors.

An oak side entrance door opens into a hallway with leaded light windows to the front and a vaulted ceiling with exposed timber framing and the original external cottage wall of timber construction with square daub infill panels. An open tread oak staircase leads to the first floor, the hall floor has antique terracotta tiles retrieved from a cargo ship which sunk off the coast in 1868. The combined living room and dining room looks across the rear garden and farmland beyond to the sea in the far distance. The room has exposed timber framing and floorboards, a leaded light oak door leading out to the garden and a wide inglenook fireplace with a brick hearth, oak bressumer beam and a fitted wood burning stove. The triple aspect kitchen/breakfast room overlooks the gardens and is fitted with an extensive range of units incorporating a 4 ring electric hob with oven under, two oven electric Aga, integrated dishwasher and washing machine,

Butler's sink, quarry tiled floor and a door to the rear garden. Also on the ground floor, is a cloaks/shower room with large walk in shower and side screen, wash basin on stand and wc, quarry tiled floor.

On the first floor, the below eaves landing has two skylight windows and a built in airing cupboard. Bedroom 1 has far reaching views to the sea and a vaulted ceiling with exposed timber framing. Bedroom 2 has distant views, a fireplace with an oak bressumer, exposed ceiling beams and an open tread, oak ladder staircase to the second floor. The family bathroom comprises panelled bath, wc and wash basin.

On the second floor, there is a 'crow's nest'/bedroom 3 with a vaulted ceiling, exposed beams and widespread views over farmland to the sea.

Outside: To the front is an area of open plan garden with a low brick retaining wall, shrub borders and brick and pebbled pathways. To one side is a driveway providing off road parking and access to a detached heritage style, oak framed garage with adjoining workshop/store. To the rear of the house is the well stocked, south facing cottage garden with a gently sloping lawn, sun terrace, ornamental pond, mixed flower beds and areas of perennial planting, together with an oak framed summerhouse with folding glazed casement doors. Note: Planning Permission has been granted for a two storey rear extension, for further details [www.rother.gov.uk](http://www.rother.gov.uk) ref PP/2021/1204/P

Local Authority: Rother District Council. Council Tax Band F  
Mains electricity and water. Oil Heating. Private drainage.

Predicted mobile phone coverage: (Limited) EE, Vodafone, Three and 02  
Broadband speed: Standard 1Mbps available. Source Ofcom  
River and Sea Flood risk summary: Very low risk. Source GOV.UK



Price guide: £765,000 freehold

## The Cottage, Hog Hill, Winchelsea, East Sussex TN36 4AH



An attractive detached Grade II Listed period cottage, occupying a glorious rural location, enjoying fabulous far reaching views across farmland and open countryside in the Pannel Valley Nature Reserve.

- Entrance hall • Living/dining room • Kitchen/breakfast room • Cloaks/shower room
- First floor landing • 2 bedrooms • Family bathroom • Second floor bedroom 3 • Oil heating
- EPC rating E • Detached garage/workshop • Summerhouse/studio • Off road parking
- Mature cottage gardens to the rear and side





**Directions:** From Rye, take the A259 road for about 2 miles and turn left, after The Strand Inn, through the Strand Gate into Winchelsea Town. Proceed through the town and just before rejoining the A259, bear left into Wickham Rock Lane (Panel Lane). Continue through the New Gate arch and on for about one mile and The Cottage will be seen on your left hand side, forming one of a small community of properties, shortly before reaching the windmill on your right.

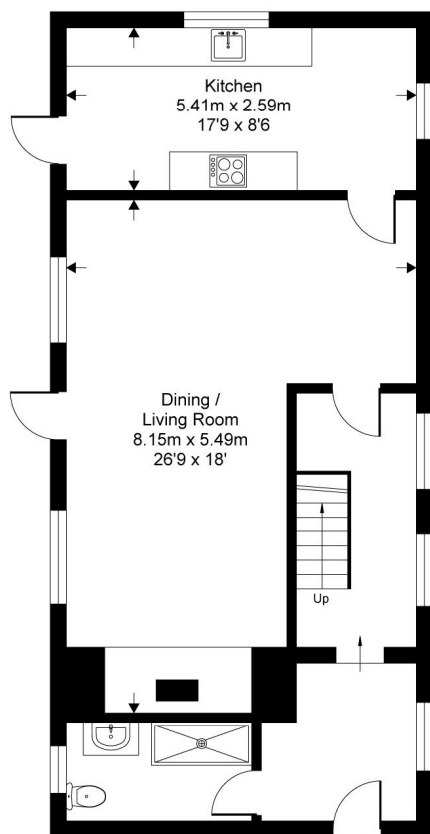
# Hog Hill

Approximate Gross Internal Area = 126.4 sq m / 1361 sq ft

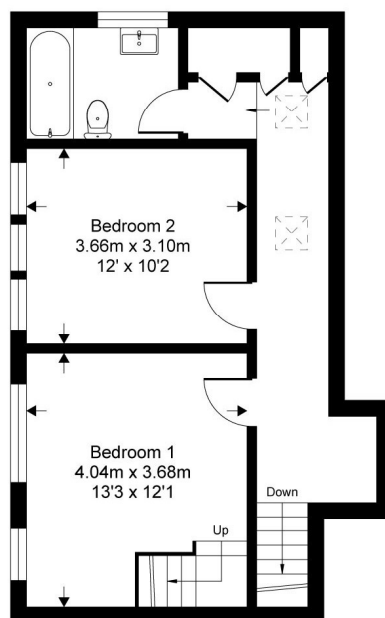
Approximate Garage Internal Area = 38.1 sq m / 411 sq ft

Approximate Outbuilding Internal Area = 8.7 sq m / 94 sq ft

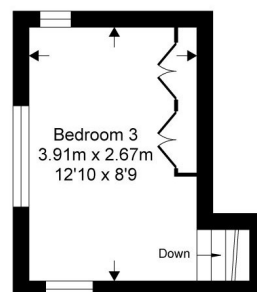
Approximate Total Internal Area = 173.2 sq m / 1866 sq ft



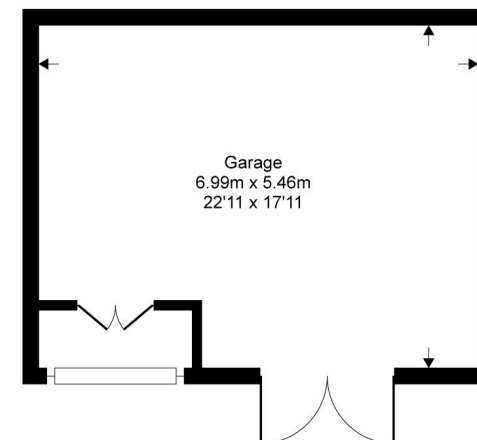
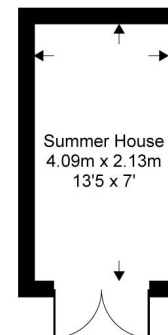
**Ground Floor**



**First Floor**



**Second Floor**



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# PHILLIPS & STUBBS



Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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