

PHILLIPS & STUBBS

TANHOUSE

ROCKS HILL, NORTHAM, NEAR RYE, EAST SUSSEX





# TANHOUSE

Rocks Hill, Northiam, Near Rye, East Sussex TN31 6JF

A lovingly preserved Grade II Listed fifteenth century period house of exceptional quality set in glorious gardens and grounds, including woodland, a nuttery, orchard and wild flower meadows, together with useful outbuildings and a converted oast house proving ancillary/studio accommodation

## Main House

Reception hall ■ Drawing room ■ Sitting / family room ■ Dining room  
Kitchen and breakfast room ■ Utility room ■ Cloakroom  
Master bedroom with en suite shower room & two dressing rooms  
Five further bedrooms ■ Bathroom ■ Shower room ■ Separate WC

## Detached oast & barn ancillary accommodation

Ground floor: One bedroom annexe  
First floor: Home office/studio & ancillary accommodation

## Garden, grounds & outbuildings

Delightful gardens ■ Summerhouse ■ Heated swimming pool  
Pool house ■ Gazebo ■ Boules court ■ Orchard ■ Nuttery  
Woodland & ponds ■ Greenhouse ■ Garaging with workshop

Gardens and grounds of approaching 28.5 acres

These particulars are intended only as a guide and must not be relied upon as statements of fact.  
Your attention is drawn to the Important Notice on the last page of the text.





Tanhouse is set in its own grounds 2 miles to the south of the village of Northiam with steeped church, local shops, leisure facilities including bowls club, angling club, snooker club, library and Great Dixter house and gardens. There is also a doctor's surgery, vets and primary school. Further shopping facilities are available in Peasmarsh (5 miles), where there is a family run supermarket, Battle (9 miles) with an Abbey and Tenterden (10 miles) with an attractive tree lined high street, independent shops and leisure centre. The Ancient Town of Rye is about 7 miles and is renowned for its historical associations, medieval fortifications and fine period architecture. From the town there are local train services to Eastbourne and to Ashford International with high speed connections to London St Pancras in about 37 minutes and from there to Paris, Brussels and Amsterdam via Eurostar. Direct main-line commuter rail services into both London Charing Cross and Cannon Street can be found at Staplehurst railway station (17 miles) taking approximately one hour, five minutes or Robertsbridge (12 miles) to London Charing Cross and London Cannon Street taking approximately 1hr, 20 minutes. The A21 provides access to Tunbridge Wells, the M25 and national motorway network, as well as Gatwick and Heathrow airports.

Tanhouse is a sympathetically and lovingly preserved Grade II Listed T-shaped fifteenth century timber-framed house with close studded elevations, plaster infilling and gabled ends, that on the south front being jettied on curved brackets. Interior features include exposed timber framing throughout with moulded beams and posts, mullion windows with leaded light panes, brick and flagstone flooring, fine inglenook fireplaces, good ceiling height to the majority of rooms and wide oak floorboards. The immaculately presented accommodation is arranged over three levels, as shown on the floor plan. The property is documented to have belonged to the Haddock family of Rye who were devoted Methodists and John Wesley is reputed to have visited the property on several occasions.

An impressive oak front door opens to a reception hall with brick and flagstone flooring and a fine oak staircase rising to the first floor. There are three well-proportioned reception rooms. The south facing drawing room has lovely Jacobean panelling, chamfered ceiling beams and a fine inglenook fireplace. The dining room has windows extending the length of the room providing views of the garden and pond, together with a massive inglenook fireplace. The part vaulted, triple aspect sitting/family room, which overlooks the garden, has a wood burning stove and a door to outside.









The kitchen is fitted with a range of bespoke cabinets comprising cupboards and drawers with polished beech work surfaces, butcher's block and Delftware tiles, together with a range cooker with 5 burner LPG hob and space for a dishwasher and fridge/freezer. The adjoining triple aspect breakfast room, formerly the dairy has flagstone flooring and a vaulted ceiling with exposed beams. The utility room has a range of fitted cupboards, sink unit, plumbing for a washing machine, flagstone flooring and a door to the garden. A cloakroom completes the ground floor.

From the landing, an ante room leads to the master bedroom with carved fireplace, en suite shower room and two walk-in dressing rooms. There are three further bedrooms together with a family bathroom and separate WC on the first floor. The second floor provides two attic bedrooms, a sitting room and a shower room.

### Outside

Tanhouse is approached via a sweeping gated driveway which leads to a generous parking area and the double garage with adjacent workshop. A particular feature of the property are the beautifully maintained gardens and grounds which provide a wonderful setting and comprise York stone terraces, manicured lawns, burgeoning herbaceous borders, rose beds, copper beech hedgerows, feature pond with gunnera and an abundance of mature trees and shrubs including magnolia, camellias and azaleas. To one area is a Japanese garden with acers, koi carp pond, lily pond, cloud trees and a large detached oak framed summerhouse. Adjoining is an outdoor kidney shaped pool heated by an air source heat pump with a Mediterranean style paved terrace with mature wisteria, cordyline and olive trees. Behind is a boules court screened by mature hedging. There is also a superb nuttury which is planted with walnut, cobnut, wingnut and medlar trees and an orchard with varieties of apple. The mature gardens extend to a beautiful area of woodland with towering oak trees, walkways and two ponds, beyond which lie four hedge or fence enclosed fields, one of which is a wild flower meadow. From the road there is a separate vehicular access to a storage barn with two additional open bays and a pole barn.

The attractive Grade II Listed oast and barn conversion offers versatile self contained accommodation comprising a ground floor annexe with open plan sitting room and fitted kitchen/breakfast room, roundel bedroom and bathroom. External stairs lead to the first floor where there are two additional sections providing ancillary space as a home office, studio, etc.







## Tenure

Freehold.

## Services

Oil central heating. Mains electricity and water.  
Private drainage.

## Local Authority

Rother District Council. Tax Band H

## Viewing

Strictly by appointment with Phillips and Stubbs.

## Directions

On approaching Northiam from the direction of Hawkhurst and Newenden, proceed through the village along Main Street passing the playing fields on your left and continue on the A28 for about 2.3 miles. Turn left into Rocks Hill, signposted Catholic Church, and the entrance to Tanhouse will then be seen immediately on your left.

## Important Notice

Phillips and Stubbs, their clients and any joint agents give notice that:

1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

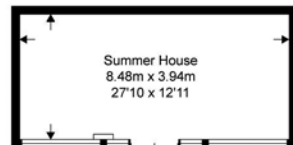
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# Tanhouse

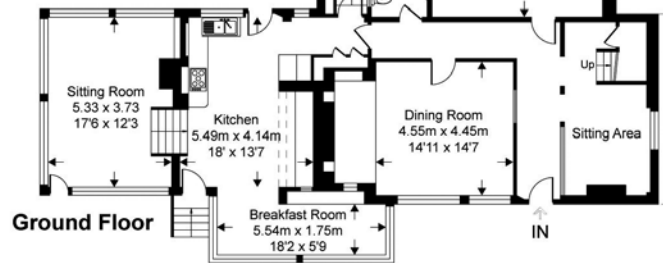
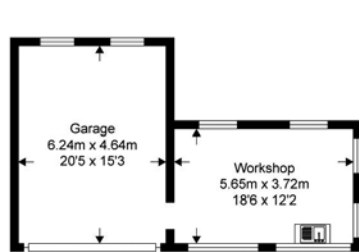
Approximate Gross Internal Area = 402.9 sq m / 4337 sq ft

Annexe = 176.7 sq m / 1902 sq ft

Garage & Outbuilding = 83.6 sq m / 900 sq ft



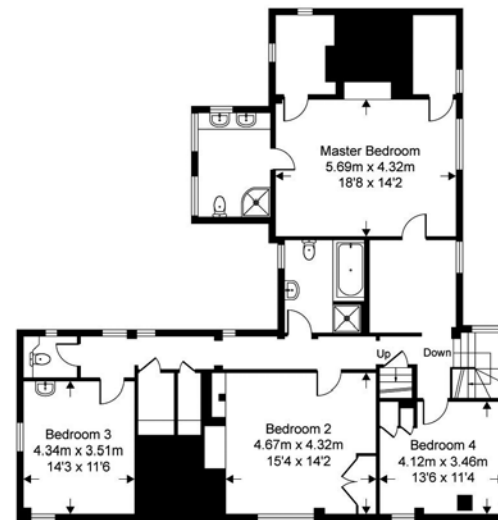
Outbuilding



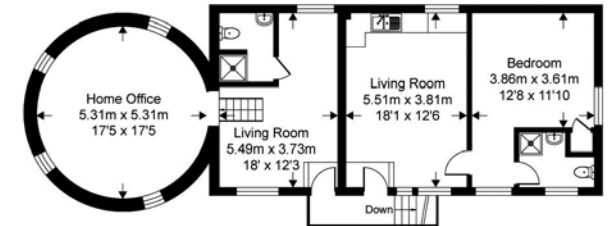
Ground Floor



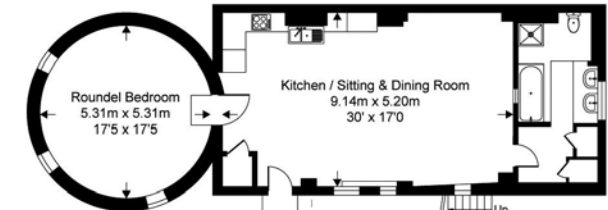
Second Floor



First Floor



Annexe First Floor



Annexe Ground 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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