

# PHILLIPS & STUBBS



coastal +  
COUNTRY



Ivy Cottage has a south easterly aspect and is situated on an unmade lane in the fishing and yachting village of Rye Harbour, set back from the harbour "front" which consists of a row of picturesque cottages and the William the Conqueror pub and only a short walk from the estuary of the river Rother. Rye Harbour, built for the Excise men and harbour master at Rye to carry out their duties and for the fishermen to land their catches, has buildings which reflect the village's association with the sea, such as the Watch House, the long established Lifeboat Station and Martello Tower, built on the beachline of the time, which formed part of the coastline defences during the Napoleonic Wars. There is also a holiday village alongside the village itself. The Nature Reserve, with Visitor Centre, lies within a triangle of land extending south from Rye past Rye Harbour to the sea, westward to Winchelsea Beach and northwards along the river Brede. Renowned for its fauna and flora and as a haven for shore birds, a large part of the nature reserve is a "Site of Special Scientific Interest" (SSSI) - visit [www.wildrye.info](http://www.wildrye.info) for more information. The sea is about half a mile away, approached by a gated road which prevents access by cars. Westward, extensive shingle, grazing land and marsh provide open country walking to Winchelsea and Camber Sands, one of the best-known beaches on the South Coast, where a variety of activities can be enjoyed including kite wind surfing, surfing, land yachting, horse riding, fishing etc, is about 7 miles by road. Local shopping facilities include general stores, cafe and public house, parish church, gallery and a community hall. At the village itself there are yacht moorings; a small fishing fleet and some commercial shipping. One and a half miles inland is the Ancient Town and Cinque Port of Rye with period citadel, timbered houses, medieval fortifications, steep cobbled ways and weekly farmers' market. Local train services from Rye to Eastbourne and to Ashford International from where there are high speed connections into London St Pancras in 37 minutes.

A beautifully presented and fully refurbished attached single storey cottage dating from around 1930, presenting attractive weatherboard clad external elevations fixed to the original brick walls with double glazed windows beneath a pitched slate tiled roof.

The property is approached via a decked verandah overlooking the garden with glazed double doors opening into a well proportioned, dual aspect living room with a fitted wood burner on a brick hearth, exposed colour washed ceiling beams, engineered limed oak effect flooring and a trap door to a roof space with a retractable ladder.

The open plan kitchen and dining room has a window to the front overlooking the garden and glazed double doors to a south facing terrace. The kitchen area is fitted with bespoke cabinets with painted ledge and brace doors with metal handles beneath corian work surfaces, matchboard panelling to splashbacks, an inset double drainer ceramic sink with mixer taps, wicker storage baskets, an inset electric hob with a built in oven beneath and a stainless steel filter hood above, an integrated dishwasher and space for a fridge. Adjacent is a utility room with a door to outside, plumbing for a washing machine and an airing cupboard. The shower room has modern fittings comprising a shower enclosure, pedestal wash basin and close coupled w.c.

The large double bedroom, which is approached via a dressing room with fitted wardrobe cupboards to one wall, has an en suite cloakroom with a close coupled w.c and wash basin with vanity cupboard beneath.

Outside: The property is approached via a 5 bar gate opening into a parking area and hedge enclosed coastal theme garden which is set primarily down to pebbles with a small area of lawn, rosemary, lavender and euphorbia and from where there is a view of a Martello Tower. Within the garden is a store clad in corrugated metal sheets in the style of the iconic Red Hut on the Nature Reserve.

Services: Mains water, drainage and electricity. Electric heating. Double glazing. EPC rating D  
Council Tax Band B

Guide price: £385,000 Freehold

Ivy Cottage, Tram Road, Rye Harbour, East Sussex TN31 7TZ



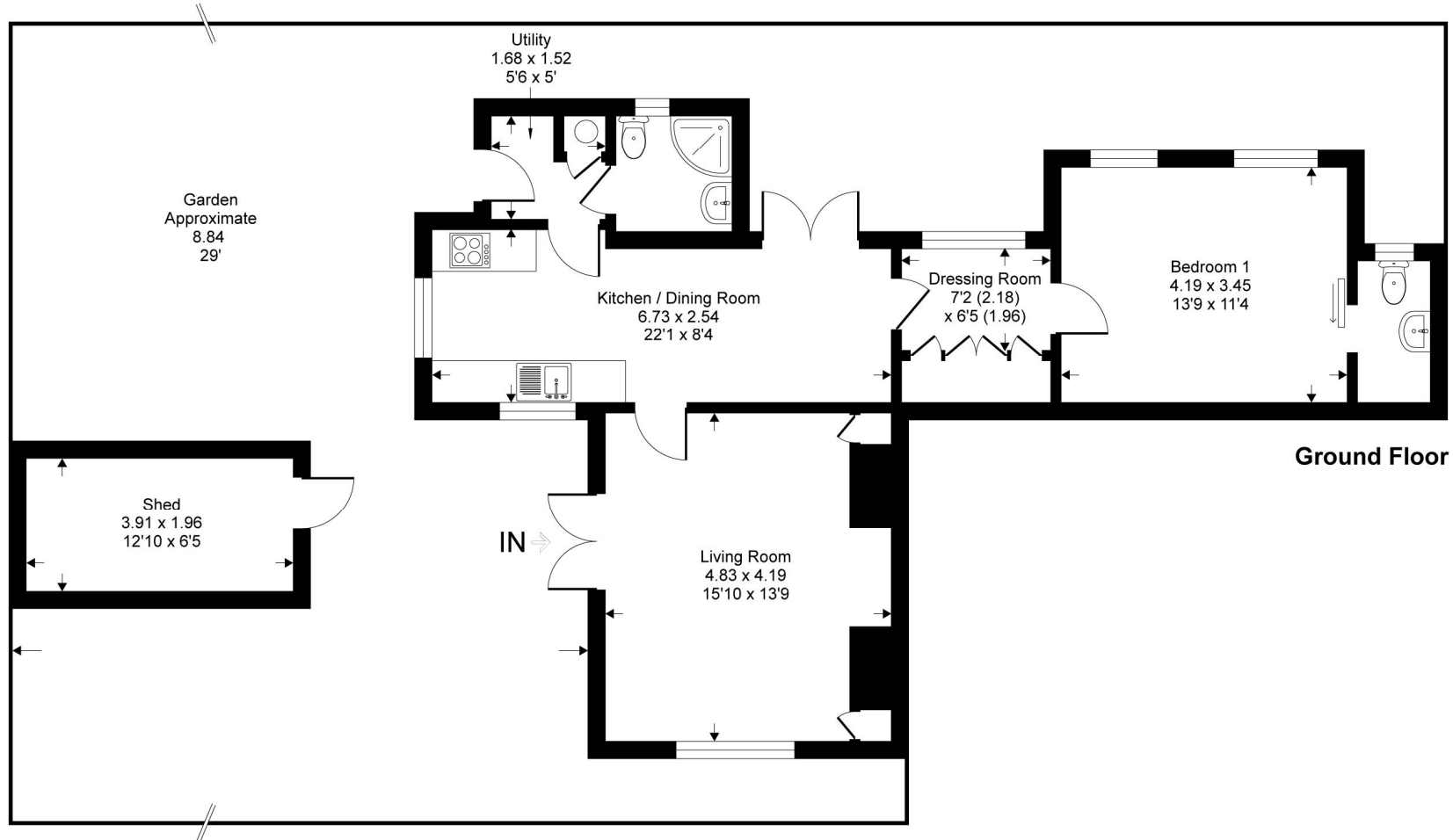
A charming coastal retreat comprising a well presented single storey cottage with a garden and parking occupying a tucked away lane location within walking distance of the estuary, beach and Nature Reserve.

- Verandah • Living room • Open plan kitchen and dining room • Utility room • Double bedroom with en suite cloakroom • Dressing room • Shower room • Garden Store • Off road parking • Garden



# Ivy Cottage, Tram Road

Approximate Gross Internal Area = 66 sq m / 709 sq ft (excludes shed)



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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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