

# PHILLIPS & STUBBS

THORNHILL  
NEAR RYE, EAST SUSSEX





# THORNHILL

Saltbarn Lane, Playden, Near Rye, East Sussex TN31 7PH

A superbly situated country house of the early 1930s with influences of Modernism set in mature gardens with far reaching views across Romney Marsh in a coveted position close to the Ancient Town and Cinque Port of Rye.

Open entrance porch ■ Entrance vestibule ■ Living hall / study  
Sitting room ■ Dining room ■ Kitchen ■ Garden room  
Shower / cloakroom ■ Boot room / rear lobby ■ Workshop

Spacious landing ■ Principal bedroom with en suite bathroom  
Three further bedrooms ■ Family bathroom ■ Laundry room  
Two attic rooms

Integral store ■ Gardener's WC ■ Double garage

Oil central heating ■ Partial double glazing ■ EPC rating E

Summerhouse and garden store

Gardens & grounds of about one acre

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.



The property is delightfully situated away from the main road on high ground, about 1 mile to the east of the Ancient Town and Cinque Port of Rye renowned for its historical associations, medieval fortifications, including the Landgate and Ypres Tower, and fine period architecture with half timbered houses clustered around the Parish Church of St Mary the Virgin with its ornate gilded Quarter Boys clock and 18th century Town Hall with open arcaded lower storey and cupola on the roof. As well as its charm and history, the town has a comprehensive 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. From the town there are local train services to Eastbourne and to Ashford International with high-speed connections to London St Pancras (37 minutes) and from there to Paris, Brussels and Amsterdam via Eurostar. The M20 may be joined at Ashford via the improved and upgraded A2070 and A259. Sporting facilities in the area include golf at Rye, tennis at Rye Lawn Tennis Club with reputedly among the very best grass courts in the country, sailing on the south coast and many fine countryside and coastal walks.

Influenced by Modernism and designed on the basis of function, purpose and suitability by Pakington, Enthoven and Grey architects as featured in "Decorative Art 1931 Year Book of the Studio" and "Architecture Illustrated 1931", Thornhill is an imposing detached family house dating from 1930 occupying an elevated position facing principally to the south and enjoying views across the Romney Marshes towards the sea. The property, which is in need of general modernisation, is of pleasing external elevations of mellow pink brick beneath a pitched green slate tiled roof and the light filled well proportioned accommodation is arranged primarily over two levels, with attic rooms above, as shown on the floor plan.

The property is approached via an open entrance porch and an original front door with a simple geometric fanlight above opening into an entrance vestibule with a quarry tiled floor and a shower / cloakroom with a shower enclosure and a low level wc.





To the rear of the house is a spacious living hall/ study overlooking the gardens and with French doors opening to the terrace and a turned staircase to one corner leading to the first floor. The well-proportioned, double aspect sitting room, which overlooks the gardens, has a fireplace with a green slate surround and a fluted wooden outer surround and overmantle.

To the opposite end of the house is a double aspect dining room with lovely views. Adjoining is a lobby with a part glazed service door to the front of the house and a further door to the kitchen, which has an electric 2 oven Aga set in a fireplace and a range of fitted cabinets comprising base cupboards and drawers beneath work surfaces with an inset stainless-steel sink and space for a dishwasher and fridge.

From the lobby, a door leads to a boot room with a door to a workshop and double doors opening into a garden room with a flagstone floor, fitted wood burner and French doors to a large aluminium framed greenhouse.

On the first floor, there is a spacious landing with a staircase to the second floor. The double aspect principal bedroom enjoys far reaching views and has an en suite bathroom with fittings comprising a close coupled wc, bidet, pedestal wash basin and panelled bath with a shower attachment and screen. There are three further double aspect bedrooms on this level, together with a family bathroom, a cloakroom and a laundry room with plumbing for a washing machine.

On the second floor, there are two attic rooms with a dormer window providing rural views and a large walk-in roof space.





## Outside

Thornhill is approached via a 5-bar gate and a driveway leading to a parking area for several vehicles to the front of the house and an attached double garage with twin up and over doors and to one side, a gardener's wc and separate freezer store. To the front is a deep well.

The property is set in established grounds with a wide, south facing brick rear terrace and steps down to an extensive Yew hedge enclosed area of garden set down to lawn, underplanted with spring bulbs, a small orchard area and a pond. To the far end is a summerhouse and mature oak trees. To one side of the house is a kitchen garden with a copper beech hedge, raised beds and fruit cages. Garden store. The whole extends to about one acre.

## Local Authority

Rother District Council. Council Tax Band G

## Services

Mains electricity, water and drainage. Oil central heating. Solar panels.

EPC: Rating E

Predicted mobile phone coverage: EE, Third and O2

Broadband speed: Ultrafast 1000 Mbps available. Source Ofcom

Flood risk summary: Very low risk. Source GOV.UK

## Directions

From Rye, leave the town on the A259 and immediately after the railway bridge, turn right onto Military Road. Continue for one mile to a shared private farm track on the left serving eleven dwellings with signs for Saltbarn, Saltbarn Farm and Thornhill at the entrance. Proceed up this unmade access track and the private driveway leading to Thornhill will be seen at the top of the hill on the left.

## Tenure

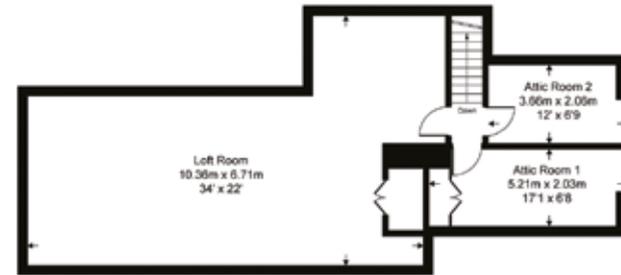
Freehold.

## Viewing

Strictly by appointment with Phillips and Stubbs.

# Thornhill

Approximate Gross Internal Area = 295 sq m / 3173 sq ft  
Approximate Garage Internal Area = 25 sq m / 272 sq ft  
Approximate Outbuildings Internal Area = 8 sq m / 82 sq ft  
Approximate Total Internal Area = 328 sq m / 3527 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.





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# PHILLIPS & STUBBS



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