

PHILLIPS & STUBBS



coastal +
COUNTRY



Mr Catt's House is located on a minor lane on the edge of the favoured village of Iden, which sits on a hill overlooking the Rother Levels, and has a local community owned convenience store and post office, bowls club, Norman church with castellated bell tower, village hall, cricket ground and public house. From the village there are numerous footpaths and lanes leading across the surrounding countryside and down to the Royal Military Canal. Two miles to the south is the Ancient Town and Cinque Port of Rye with famed period Citadel, cobbled ways, medieval fortifications, range of local independent shops, leisure centre with swimming pool, popular restaurants, weekly markets, schools for all ages and railway station on the Eastbourne to Ashford branch line with a high-speed service to London St Pancras in 37 minutes, from where there are connections to the Continent via Eurostar. The attractive Wealden town of Tenterden, with wide tree lined High Street, is 9 miles and offers Waitrose and Tesco supermarkets together with Homewood Secondary school and a more comprehensive range of schools. In Peasmarch village (2 miles) there is a large independent supermarket. The coast is nearby with the spectacular dunes and sandy beach at Camber (6 miles).

A detached Grade II Listed early nineteenth century period cottage presenting white painted weatherboard clad elevations set with sash windows beneath a pitched slate tiled roof. The well-presented accommodation, which has been extended in recent years, is arranged over two levels, as shown on the floor plan.

The property is approached via steps up to a panelled front door with a canopy above opening into a small hall with stairs to the first floor. The sitting room, which overlooks the front garden, has matchboard panelling to one wall, a dado rail, exposed floorboards and an Inglenook fireplace with brick surrounds and hearth a white painted outer surround and overmantle with a fitted wood burning stove and a storage cupboard to either recess and open display shelving above.

The second reception room which is flexibly used as a fourth bedroom, overlooks the rear garden and has exposed floorboards together with a fireplace with an Adam style white painted fluted surround and overmantle and brick hearth. Adjacent is an inner hall with an under stairs cupboard and a shower/cloakroom with contemporary fittings comprising a shower enclosure, a close coupled WC, a wash basin and tiled floor.

The triple aspect, open plan kitchen/breakfast room and family room has a vaulted ceiling, bi-fold doors opening onto the garden, a brick fireplace with a fitted wood burning stove and a tiled floor with under floor heating. The kitchen area is fitted with an extensive range of custom-made painted wall and base units with hard wood work surfaces, a glazed sink, an integrated dishwasher, built in double oven, an inset induction hob with a filter hood above, space for a fridge freezer and further matching cupboards housing an oil boiler and with space and plumbing for a washing machine and tumble drier.

On the first floor, there is a landing with a built-in linen cupboard. Bedroom 1, which enjoys far reaching rural views to the front of property, has a Victorian fireplace with a cast iron grate, white painted panelling to one wall and built-in storage cupboards. Bedroom 2 has fine rural views to the front and a built-in hanging cupboard. Bedroom 3 overlooks farmland to the rear of property and has a Victorian fireplace with a cast iron grate. The bathroom has white fittings comprising a panelled bath with a wall mounted shower attachment, a close coupled WC and a wash basin.

Outside: The property is approached via a white painted picket gate with central pathway leading to the front of the house. The total plot size extends to approximately 145' x 45' max. To one side of the house garden is set out in a traditional cottage style with an area of lawn, shaped flower and shrub borders enclosed by mature hedgerows. Immediately to the rear is a paved rear terrace, which leads out to an area of lawn and wild flower meadow overlooking an adjacent field. To one side of the property is a log store and garden store.

Guide price: £750,000 Freehold

Mr Catt's House, Playden Lane, Iden, Near Rye, East Sussex TN31 7PS



A charming, well presented detached Grade II Listed period property set off a quiet country lane on the edge of the favoured village with a large garden backing onto farmland and with southerly rural views to the front across orchards to the sea in the far distance.

- Entrance hall • Sitting room • Dining room/bedroom 4 • Open plan kitchen/breakfast room & family room • Inner hall • Shower/cloakroom • Landing • Three bedrooms • Bathroom • Oil central heating • EPC rating D • Traditional cottage garden •



Directions: From Rye, take the A268 road in a northerly direction towards Peasmarch and after approximately one mile, bear right at Playden just after the Peace & Plenty public house, sign posted to Iden and Wittersham. On entering the village of Iden, take the first turning on the right into Playden Lane where the property will be found after a short distance on the left-hand side.

Further information:

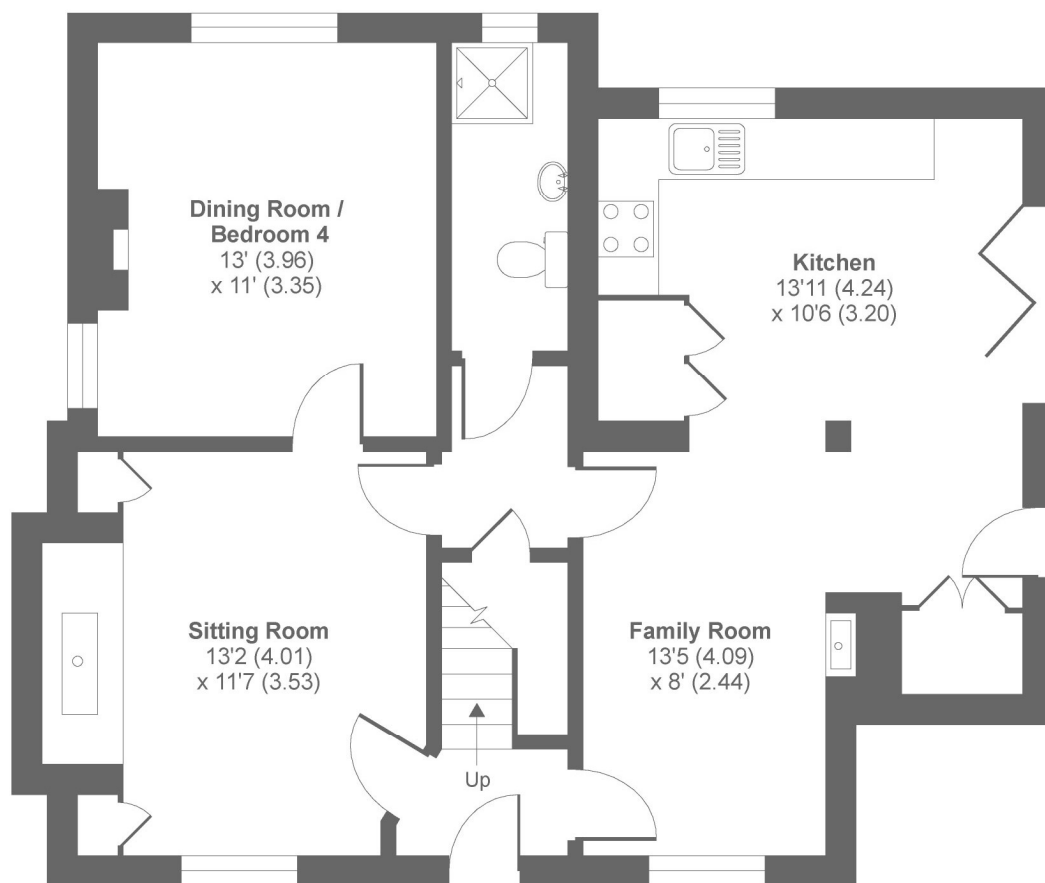
Local Authority: Rother District Council. Council Tax Band F

Services: Mains electricity, water and drainage.

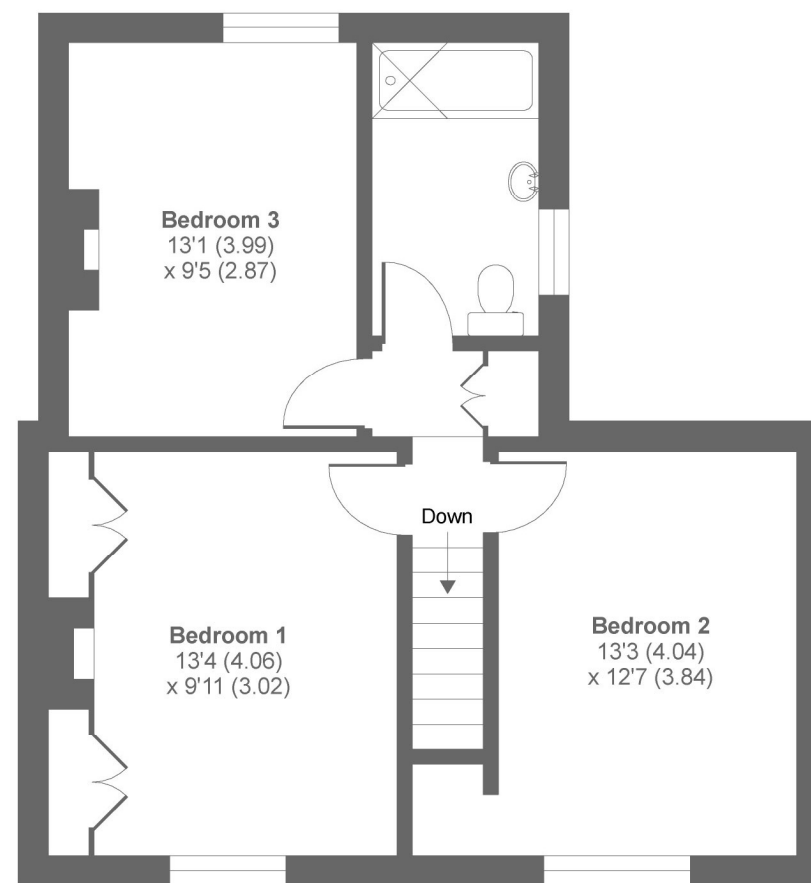
Predicted mobile phone coverage: EE, Vodaphone and O2

Broadband speed: Superfast 42Mbps available. Source Ofcom

Rivers and sea flood risk summary: Very low risk. Source GOV.UK



GROUND FLOOR



FIRST FLOOR



APPROX. GROSS INTERNAL FLOOR AREA 1293 SQ FT 120.1 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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