

PHILLIPS & STUBBS



coastal +
COUNTRY



Located in the Conservation Area of the Ancient Town and Cinque Port of Winchelsea, which is one of the few examples of a bastide town in England based on the grid-iron street plan with wide, regular, Roman style streets arranged around a giant square and the incomplete cathedral type church of St. Thomas the Martyr with its semi -ruined transept arches. Generally accepted as one of the finest examples of the decorated period in the country the church contains fine carvings, delicate tracery, lofty arches with piers and fluted shafts of Caen stone and marble and magnificent canopied tombs including the famous Alard Tombs. Local facilities include, local shop, public house and primary school, whilst for more comprehensive shopping facilities there is the sister Ancient Town of Rye within 3 miles. Train services from Winchelsea (Limited service) and Rye for Brighton or Ashford which offers a high speed service to London St Pancras with a journey time of about 37 minutes.

Front door into a lobby with open doorways to both the living room and kitchen. The **open plan living area** has two cast iron fireplaces with marble surrounds, built in shelving and cupboards, painted ceiling timbers, exposed floorboards throughout, window to the front and bow window to the rear. The **kitchen/dining area** has fitted cupboards including a marble topped island unit, gas fired Rayburn, integrated fridge/freezer and two dishwasher drawer units. Double doors out to the garden and stairs rising to the first floor.

The **galleried landing** has painted exposed studwork and timber framing, door with staircase leading to the second floor main bedroom.

Bedroom 2 has views across North Street to the countryside beyond, painted beamed ceiling, wide exposed floorboards, built-in storage cupboards and a fireplace with Delft style tiling.

Bedroom 3 is double aspect with windows to the front and side, painted beamed ceiling, built-in wardrobe, exposed floorboards.

Family bathroom comprises panelled bath with shower over, twin wash hand basins set into a marble surround with cupboards under, exposed floorboards.

Second floor bedroom 1 has large windows to the front and rear and enjoys far reaching, widespread views across the Brede Valley to Rye and the sea in the far distance. Decorative fireplace and lime washed floorboards throughout.

En suite shower room comprising walk in tiled shower cubicle, with marble wash hand basin on stand and w.c.

Outside: A side gate set into an old stone wall opens into a cobbled courtyard with a useful utility outbuilding having a wooden worksurface, sink unit and plumbing for a washing machine and tumble dryer. Attached w.c. The main south facing walled garden lies to the rear and extends to approximately 40' x 34' being brick and rag stone wall enclosed and set down to lawn with box hedging and mixed borders, brick terrace immediately adjacent to the rear of the house.

Local Authority: Rother District Council. Council Tax Band E
Mains electricity and water. Gas heating and mains drainage.
Predicted mobile phone coverage: EE, Vodafone, Three and 02
Broadband speed: Ultrafast 1000Mbps available. Source Ofcom
River and Sea Flood risk summary: Very low risk. Source GOV.UK

Price guide: £995,000 freehold

Wall Cottage, North Street, Winchelsea, East Sussex TN36 4HX



An extremely well presented three bedroom Grade II Listed attached period house situated in the Conservation Area of the Ancient Town enjoying far reaching rural views across the Brede valley from the upper floors, south facing walled garden.

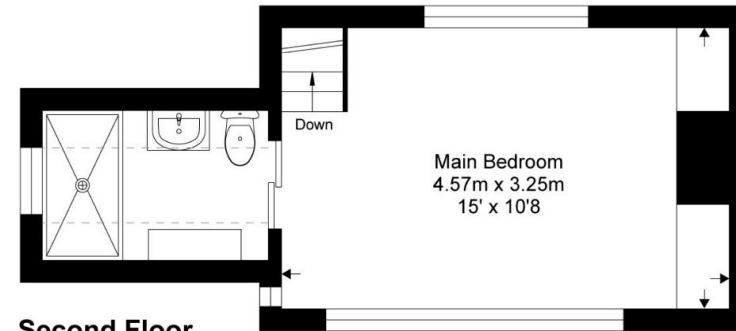
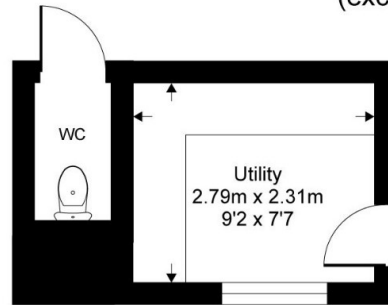
- Entrance lobby • Open plan living room • Open plan kitchen/dining room
- First floor galleried landing • Bedrooms 2 and 3 • Family bathroom • Second floor bedroom 1 with en suite shower room
- Rear south facing garden with cobbled courtyard and outbuilding • Gas heating • EPC rating F



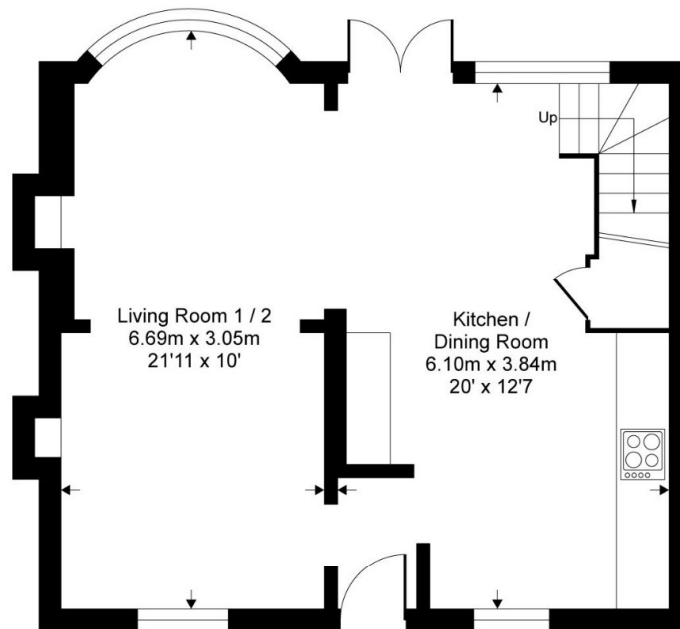
Directions: From Rye, proceed westwards on the A259 for approximately two miles go past the left hand turning to Winchelsea Beach, around the right hand bend, then take the first turning on the left to Winchelsea Town. Pass through the Strand Gate archway and take the second turning on the right into Castle Street. Continue to the end and bear round to the left where the property will be found on the left hand side.

Wall Cottage

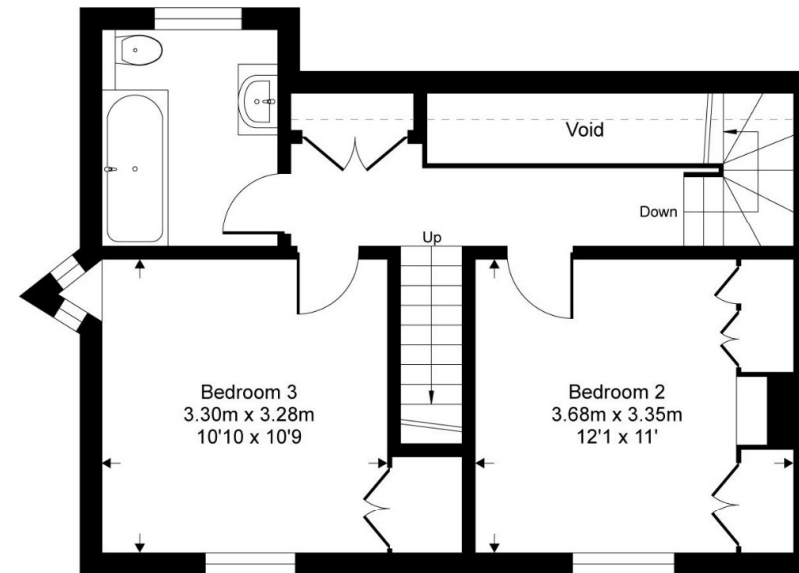
Approximate Gross Internal Area = 106 sq m / 1141 sq ft
 Approximate Outbuilding Internal Area = 7.5 sq m / 81 sq ft
 Approximate Total Internal Area = 113.5 sq m / 1222 sq ft
 (excludes restricted head height)



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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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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47-49 Cinque Ports Street, Rye, East Sussex TN31 7AN
Mayfair Office, 15 Thayer Street, London W1U 3JT

01797 227338
0870 1127099

rye@phillipsandstubbs.co.uk
mayfair@phillipsandstubbs.co.uk

www.phillipsandstubbs.co.uk