

# PHILLIPS & STUBBS



coastal +  
COUNTRY





The Old Custom House occupies a commanding position fronting a cobbled street in the heart of the Conservation Area of the Ancient Town and Cinque Port of Rye, renowned for its historical associations, medieval fortifications and fine period architecture. 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. Festivals include the Rye Bay Scallop Week, Maritime Festival, Rye International Jazz Festival and the Rye Arts Festival. From the town there are local train services to Eastbourne and to Ashford International where there is a high-speed service to London St. Pancras in 37 minutes. 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.

A signature building of great architectural interest comprising a notable Grade II Listed timber-framed fifteenth century Wealden house, originally called Grene Hall, where Queen Elizabeth I was received in 1573 by the then owner, Henry Gaymer, when she visited Rye. By the mid seventeenth century, the property was occupied by Thomas Greenfield, jurat, "to his majesties searcher for the port of Chichester and members thereof" and because of this the property is known as The Old Customs House. In the eighteenth century the front elevation was clad with red mathematical tiles in imitation of brickwork and set with tall sash windows overlooking Church Square. The north wall has a projecting C16 chimney stack with a crow-stepped gable and a pointed doorway in the stack with steps down through it to the cellar, which is medieval.

A panelled front door with a large hood above resting on carved consoles, opens to a reception hall comprising a screens passage with a flagstone floor and archways to either side with sunken spandrels. The well-proportioned living room, which has two windows overlooking the church, has exposed timber framing and an exceptional 7' wide stone fireplace with pyramidal sunk spandrels and seven bays of early 16<sup>th</sup> century linenfold panelling above. Adjoining is a sitting room, the

former 'counting house', lined with Elizabethan panelling, which has a stone fireplace of the same period with an enriched frieze and panelled overmantle and flanked by fluted pilasters that carry fluted consoles below the moulded and dentilled cornice of the room, together with exposed timber framing including a dragon beam. The dining room has a flagstone floor, panelling to one wall and a fireplace with a cast iron grate.

To the rear of the hall is a breakfast room overlooking the garden which has panelled walls and a terracotta tiled floor. Adjacent is a study with French doors opening to the garden. The kitchen is fitted with an extensive range of cabinets comprising shaker style cupboards beneath granite work surfaces with an undermounted sink, vertical sliding larder drawers, a built-in microwave, an integrated double drawer dishwasher, an American style fridge freezer and an Everhot cast iron range cooker. Beyond is a rear lobby with a door to the garden and a cloakroom. From the hall, steps lead down to a vaulted stone cellar, 9 ft high and divided by chamfered stone ribs into six bays. An Elizabethan oak staircase with turned balusters and square newels with ball-heads, together with a dog-gate made of latticed oak battens, leads to the first floor. All the bedrooms overlook Church Square. The principal bedroom has an en suite bath and shower room. There are two further double bedrooms on the first floor, one of which has an en suite shower room, together with a well-appointed bathroom. On the second floor, there is a heavily timbered attic bedroom with a King Post.

Outside: Very much a feature of the property is the delightful walled rose garden to the rear with flagstone paving, arbor and a raised circular terrace. The property comes with one garage which is located close-by in Watchbell Lane. Additional Parking: A resident's parking scheme is currently operating in Watchbell Street and Gun Garden, whereby permanent residents can apply for a permit for 12 months to park on a "first come, first served" basis in a restricted part of the street, subject to availability. For further details please contact East Sussex Highways 01424 220022.



Guide price: £1,950,000 Freehold

The Old Customs House, 58-60 Church Square, Rye, East Sussex TN31 7HF



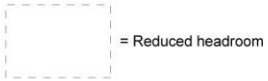
A signature building of great architectural interest, fronting a cobbled street in the Conservation Area, comprising a beautifully presented, notable Grade II Listed sixteenth century house with a Georgian façade overlooking St Mary's Church, together with a walled garden and garaging.

- Reception hall • Living room • Sitting room • Dining room • Breakfast room • Kitchen • Cloakroom • Medieval cellar • Landing • Principal bedroom with en suite bath and shower room • Three further double bedrooms • Shower room (en suite) • Family bathroom • Gas central heating • EPC rating D • Walled garden • Single garage • Resident's permit parking •





Local Authority: Rother District Council. Council Tax Band G  
Mains electricity, water, gas and drainage.  
Predicted mobile phone coverage: EE Three and 02  
Broadband speed: Superfast 80Mbps available. Source Ofcom  
River and Sea Flood risk summary: Very low risk. Source GOV.UK



# Church Square

Approximate Gross Internal Area = 322.9 sq m / 3476 sq ft  
(excludes restricted head height)



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.



# PHILLIPS & STUBBS



Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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