

PHILLIPS & STUBBS



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COUNTRY



The property is situated in the hamlet of East Guldeford, fronting the Camber Road, and consists of a handful of timber framed cottages, barns and outbuildings, an old school house, old vicarage, Salts Farm Shop and a small marsh church, all surrounded by a labyrinth of waterways. The picturesque sixteenth century Church of St. Mary, a barn-like buttressed building, lies in the middle of a field. It has a very unusual twin roof design with a bell cote situated between the two roofs. Just over one mile to the east is 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; Rye Arts Festival is held annually and a two screen Kino cinema complex has recently opened. From the town there are train services to Brighton and Ashford, from where there is a Eurostar service to the Continent and high speed connections to London St. Pancras (journey time 38 mins). The M20 may be joined at Ashford via the A2070 and A259.

Forming a detached bungalow of timber framed construction with both tile hung and timber clad elevations beneath a pitched tiled roof. The property requires a degree of updating and modernisation. **Note** - Due to the 'non standard construction' we advise potential buyers that mortgage lending will be limited on this type of property and therefore further advice should be sought prior to any negotiations.

Front door into an **entrance lobby** with inner door into the **living room** having a bay window to the front. Open fire. Door to inner hallway and door.

Dining room window to side. Solid fuel Rayburn for heating and cooking. **Kitchen** fitted with a range of base and wall mounted units with space for an electric cooker and fridge. Windows to side and rear. Door to a rear lobby/utility room having space and plumbing for a washing machine and additional appliance. Door to garden.

Inner hallway with doors off to all bedrooms and the family shower.

Bedroom 1 built in wardrobe cupboards, bay window to front.

Bedroom 2 window to rear. Internal door to garage.

Bedroom 3 window to rear.

Family shower room comprising shower cubicle, wash hand basin, w.c.

Outside: To the front there is a driveway providing off road parking and access to the integral single garage which has light and power connected and door to the rear garden. There is a side gate leading to the main rear garden with a small ornamental pond and two useful sheds. The rear backing onto farmland and enjoying widespread views towards Rye Town and the escarpment at Point Hill (above Military Road)

Directions: From Rye proceed eastwards on the A259 Folkestone Road for 1.2 miles, passing the turning to Camber on your right and Salts Farm Shop on your left. Go over the railway crossing, Lyne Cottage is then the first property on the left.

Price guide: £410,000 freehold

Lyne Cottage, East Guldeford, Rye, East Sussex TN31 7PA

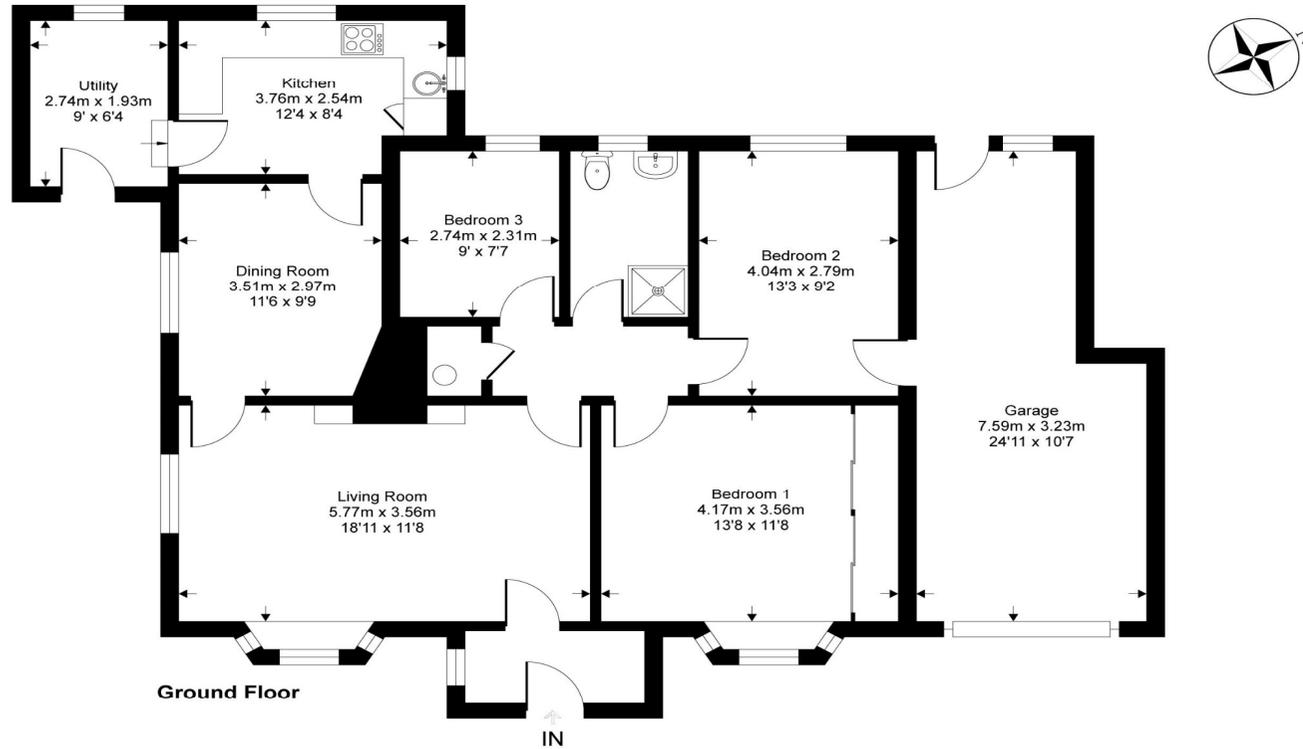


A detached three bedroom timber framed bungalow situated in a hamlet on the outskirts of Rye backing onto farmland and enjoying widespread views with the silhouette of the town in the distance.

- Entrance lobby • Living room • Dining room • Kitchen • Rear lobby/utility • Inner hallway
- 3 bedrooms • Shower room • Solid fuel heating via a Rayburn • Secondary glazing
- Off road parking • Integral single garage • Rear garden with several useful sheds • EPC rating F

Lyne Cottage

Approximate Gross Internal Area = 118 sq m / 1273 sq ft (includes garage)



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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