

# PHILLIPS & STUBBS



coastal +  
COUNTRY



Located in a farming hamlet amidst cottages and farm buildings clustered around the parish church of St Mary's with direct access to extensive walks across open countryside in the Brede Valley to Icklesham. Four miles to the west is the Ancient Town and Cinque Port of Rye renowned for its historical associations, medieval fortifications and fine period architecture. 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 both held annually and a two screen cinema complex is available in Lion Street. From the town there are local train services to Eastbourne and to Ashford International with a high speed service to London St Pancras (37 minutes), from where there are connections to the Continent via Eurostar. The M20 may be joined at Ashford. To the west is the historic town of Hastings with its seafront and promenade, whilst inland are Battle with its Abbey and Tenterden with its tree-lined High Street. Sporting facilities in the area include golf at Rye and Cooden, sailing on the south coast and many fine coastal walks.

A detached converted farm building presenting mellow brick, stone and part weatherboard clad elevations beneath a pitched tiled roof. The accommodation, which is arranged on one level, is now in need of refurbishment and general upgrading.

A front door opens into a hall with an antique terracotta tiled floor and a vaulted ceiling with exposed timbers and a ladder staircase to a first floor roof space.

The triple aspect living/dining room has a vaulted ceiling with exposed timber framing, a terracotta tiled floor, a brick fireplace with a fitted wood burning stove and glazed double doors opening out to the rear garden.

The kitchen is fitted with a range of cupboards in poor condition, together with appliances comprising a built in oven, inset LPG 4 burner hob, space and plumbing for a washing machine and a wall mounted LPG boiler for hot water.

An inner hall serves the two bedrooms, comprising one single and a double room, both with built in wardrobes and overhead storage.

The bathroom has modern white fittings comprising a panelled bath with shower attachment, close coupled WC and pedestal wash basin.

Outside: To the front of the property is an open plan area of garden and a vehicular access to a detached brick built double garage with two pairs of timber double doors to the front, windows to the side and rear elevations and a personal door to the garden. Light and power. Hatch to roof space. The rear garden extends to about 100' in depth and is set down to lawn. To one corner behind the garage is a dilapidated open bay pole barn with corrugated sheet metal sides and roof.

Services: Mains water and electricity. Private drainage. Electric heating (bedrooms). LPG boiler for hot water and part underfloor heating. Greywater recycling system

Directions: From Rye, take the B2089 heading towards Battle and proceed for about 4 miles. In the village of Udimore turn left off the main road signposted to St Mary's Church. Continue around to the right of the church past the Community Hall and then keep to the left along the shared unmade access track. After a short distance Wagon Lodge will then be found on the left hand side.

Guide price: £585,000 Freehold

Wagon Lodge, Udimore, Rye, East Sussex TN31 6BA



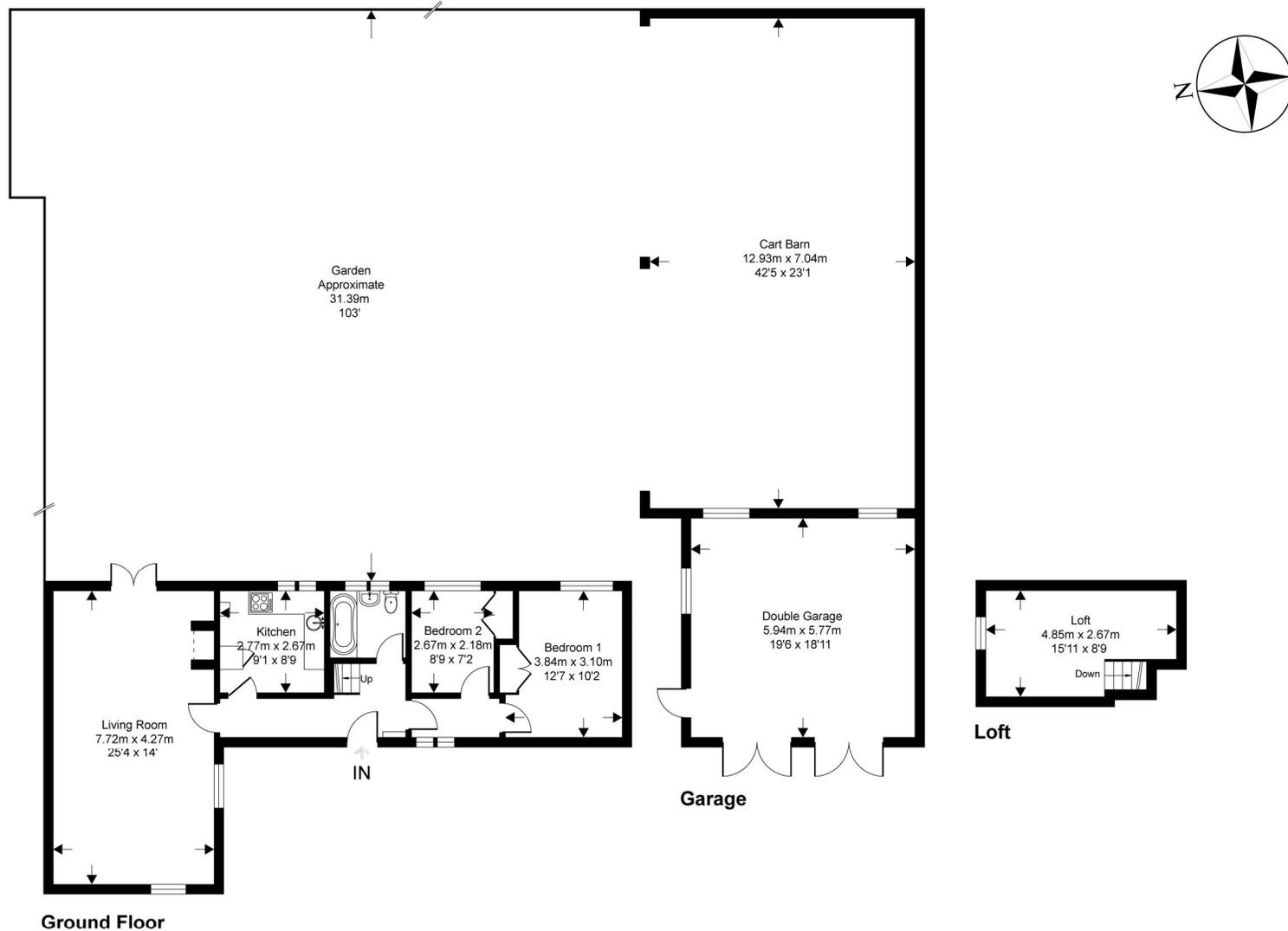
A detached single storey converted period farm building in need of refurbishment forming part of a rural community set well away from the main road in a private yet not isolated setting in the lea of the Church.

- Hall • Living/dining room • Kitchen • Inner hall • 2 Bedrooms • Bathroom • Partial double glazing • EPC rating G • Detached double garage • Open bay pole barn • Large garden



# Wagon Lodge

Approximate Gross Internal Area = 86 sq m / 931 sq ft (excludes garage)



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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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