

PHILLIPS & STUBBS



coastal +
COUNTRY



The property is located within a gated development in a mixed residential and commercial area on one of the approaches to 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 an extensive range of shopping facilities, smaller retail units, guest houses, cafes and art/antique galleries and an active local community, with the arts being strongly represented. Rye Arts Festival and Rye International Jazz Festival are both held annually in normal times. From the town there are local train services to Eastbourne and to Ashford International from where there are high speed connections to London St Pancras (37 minutes) and to Paris, Brussels and Amsterdam via Eurostar. The M20 may be joined at Ashford via the improved and upgraded A2070 and A259. Sporting facilities in the area include golf at Rye, Cooden and Hastings, sailing on the south coast and many fine countryside and coastal walks.

A fine Grade II Listed period house of eighteenth century origin presenting ground floor sandstone and mellow brick elevations with a large early nineteenth century bay window, tile hung above, beneath a mansard tiled roof. Internal features include exposed ceiling beams and timber framing, original shutters and brick fireplaces with cast iron inserts. The property has been trading as a five-star guest house but has planning consent for a change of use to a private dwellinghouse; planning reference RR/2021/1828/P. The current accommodation is arranged over three levels, as shown on the floor plan.

The property is approached via a porch with Doric columns with a flat entablature and a panelled front door with glazed inserts opening into a hall with a staircase leading to the first floor. Adjacent is an inner hall/reception with double doors opening to a substantial conservatory with underfloor heating and two sets of glazed double doors opening to the sun deck and garden.

The double aspect living room has a brick fireplace, exposed central ceiling beam and two sash windows with original shutters. The double aspect dining room has a large bay window to one side and a fireplace with a fitted wood burning stove.

The kitchen/breakfast room is fitted with an extensive range of cabinets comprising cupboards and drawers beneath granite work surfaces with matching wall cupboards, open display shelving, a breakfast bar, an integrated dishwasher, butler sink, tiled floor, a range cooker set into an inglenook fireplace and glazed double doors opening to the conservatory.

Adjoining is a utility/boiler room with two gas boilers, a stainless steel sink, base cupboards, plumbing for a washing machine, a tiled floor and a door to outside. A cloakroom completes the ground floor accommodation.

On the upper floors, there are eight bedrooms, six of which have en suite facilities, together with a family bath/shower room fitted with bath, separate shower, WC and wash hand basin.

Outside: From the main road, electric double gates open into a shared, block paved driveway leading to the private driveway to Willow Tree House with secure, off road parking for about eight vehicles. The good sized wall enclosed level garden is set down to lawns with two mature willow trees, a sun deck, wooden store room and a further useful brick-built store.

Directions: Leave Rye on the A259, heading towards Winchelsea and Hastings. The entrance to Western Barn Close will be seen on your right almost opposite the Harbour Health gym and before reaching the turning to Rye Harbour. Proceed through the electric double gates and keep right where the entrance to Willow Tree House will then be seen.

Guide price: £875,000 Freehold

Willow Tree House, 113 Winchelsea Road, Rye, East Sussex TN31 7EL



A modernised detached Grade II Listed period property with a mature walled garden and private parking for eight vehicles in the Ancient Town and Cinque Port of Rye.

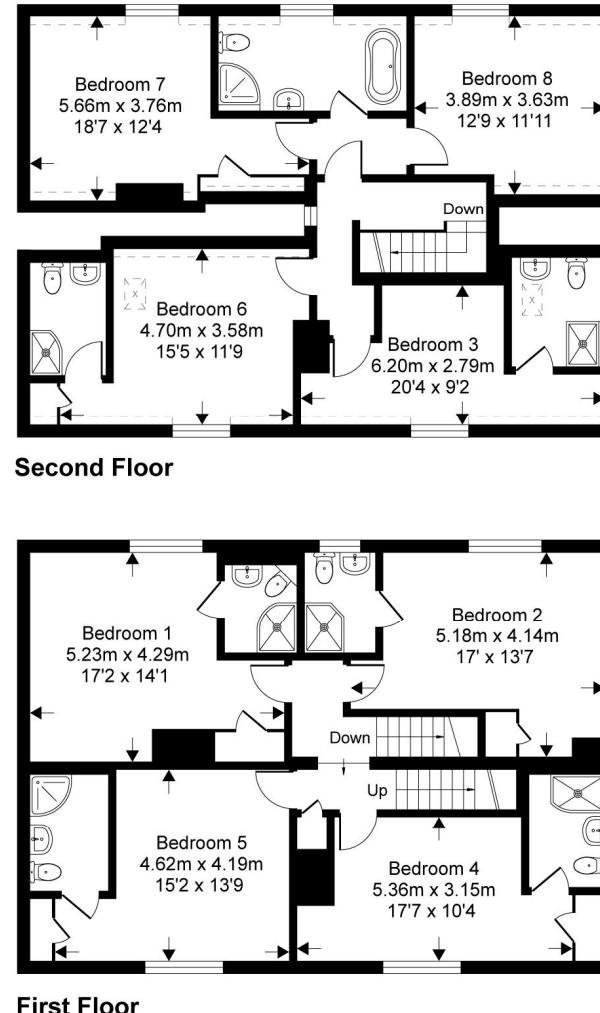
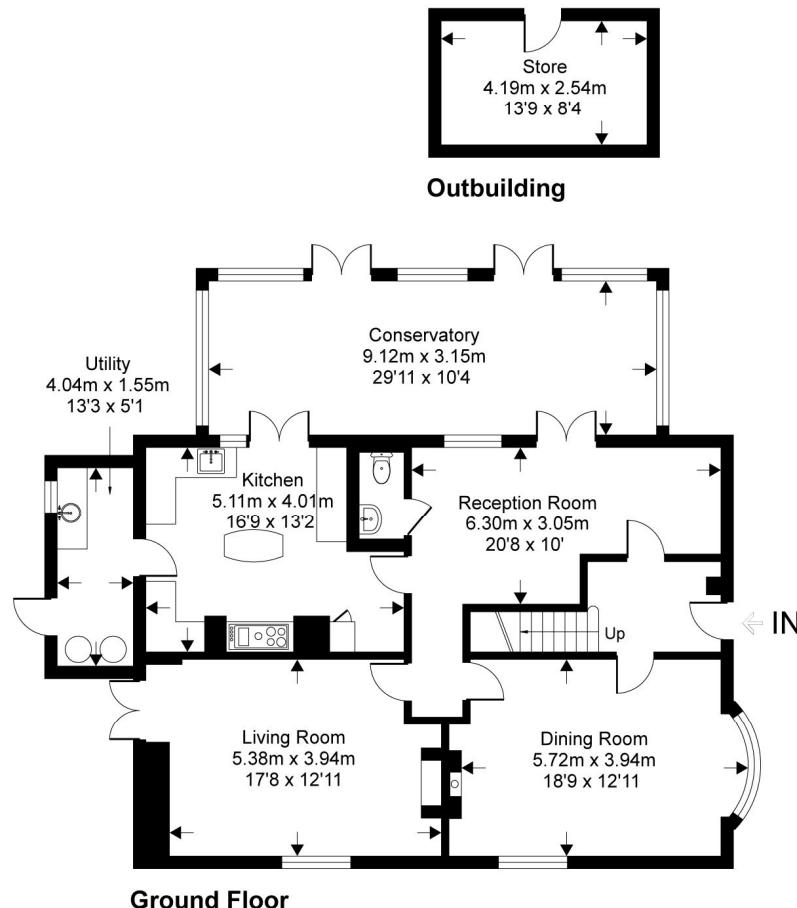
- Hall • Reception • Living room • Dining room • Conservatory • Kitchen/breakfast room • Utility room • Cloakroom
- Landing • 6 Six en suite bedrooms • Two further bedrooms • Family bath/shower room
- Gas central heating • EPC rating C • Walled garden • Private parking





Willow Tree House

Approximate Gross Internal Area = 318 sq m / 3421 sq ft
(excludes restricted head height & outbuilding)



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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47-49 Cinque Ports Street, Rye, East Sussex TN31 7AN 01797 227338 rye@phillipsandstubbs.co.uk
Mayfair Office, 15 Thayer Street, London W1U 3JT 0870 1127099 mayfair@phillipsandstubbs.co.uk

www.phillipsandstubbs.co.uk