

# PHILLIPS & STUBBS



coastal +  
COUNTRY



Located on the outskirts of both Playden and Rye set up and off a country lane in a rural yet not isolated position. Playden has a primary school, public house and church. The Ancient Town and Cinque Port of Rye, approximately two and a half miles, is 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 and Rye International Jazz Festival are both held annually. From the town there are local train services to Eastbourne and to Ashford International with high speed connections to London St Pancras giving a rush hour commuting time from Rye in less than 70 minutes. Sporting facilities in the area include a leisure centre with a 25m pool, lawn tennis club with 8 grass and 3 all-weather courts, sailing at Rye Harbour and numerous golf courses within a 15 mile radius, Rye is also located on the edges of the High Weald Area of Outstanding Natural Beauty and Romney Marsh as well as being a short drive from 7 miles of sandy beaches and dunes, affording local residents many fine countryside and coastal walks.

A detached Grade II Listed timber frame period cottage dating from 1567 with seventeenth century and later alterations presenting attractive weatherboard clad external elevations set with tall Arts and Crafts style stained glass leaded light windows with brass handles beneath a pitched tiled roof. The accommodation is arranged over two levels, as shown on the floor plan and features include exposed beams and timber framing, an internal 3-light, wood-mullioned first floor window, plastered wattle and daub infill, inglenook and an old brick floor.

The property is approached via an open oak framed porch and heavy arched top front door opening into a double height hall with a staircase to the first floor.

The double aspect sitting room has tall leaded light windows overlooking the garden, exposed beams, an old brick floor and an inglenook fireplace with a fitted wood burning

stove. The dining room overlooks the garden and has exposed beams and an inglenook fireplace with a fitted wood burner.

The kitchen/breakfast room has two stable doors to the garden, a terracotta tiled floor, a butler sink with wood drainer and work counter, below counter space and plumbing for a dishwasher, space for a fridge freezer, a fitted dresser, an oil 2 oven Aga set into a fireplace and a separate electric Aga cooker. Adjacent is a large study with tall Arts and Crafts style windows overlooking the garden, a stable door to outside and oak floorboards. Also on the ground floor is a bathroom with a freestanding bath, low level w.c and pedestal wash basin.

On the first floor there is a landing with antique floorboards. Bedroom 1 is triple aspect with exposed beams and floorboards and a painted brick fireplace. Bedroom 2 has exposed timber framing and oak floorboards. Bedroom 3 overlooks the rear of the property. The bathroom has period style fittings comprising a bath with shower attachment, high level w.c and wash basin.

Outside: The property is approached from the lane over a driveway leading to an area of hard standing for two vehicles and an oak framed open bay double car port beneath a pitched peg tiled roof. The mature gardens are set down to lawn and laid out in a traditional cottage style with Yew hedging, bay trees, spring bulbs, mixed flower borders etc. Well. Octagonal summerhouse. Oak framed log store. Garden store.

Directions: Proceed out of Rye in a northerly direction on the A268 and after passing over the railway bridge turn immediately right into Military Road, signposted to Appledore. Proceed along Military Road for approximately two miles and then turn left into Houghton Green Lane signposted Iden. Continue for approximately 1/3rd of a mile where the entrance to the property will be found on the left hand side immediately before reaching Playden primary school.

Guide price: £725,000 Freehold

Ship Cottage, Houghton Green Lane, Playden, Rye, East Sussex TN31 7PJ



A lovingly cared for and preserved detached Grade II Listed sixteenth century period cottage of immense charm with original features and later influences from the Arts and Crafts Movement set off a country lane in mature gardens of approaching half an acre.

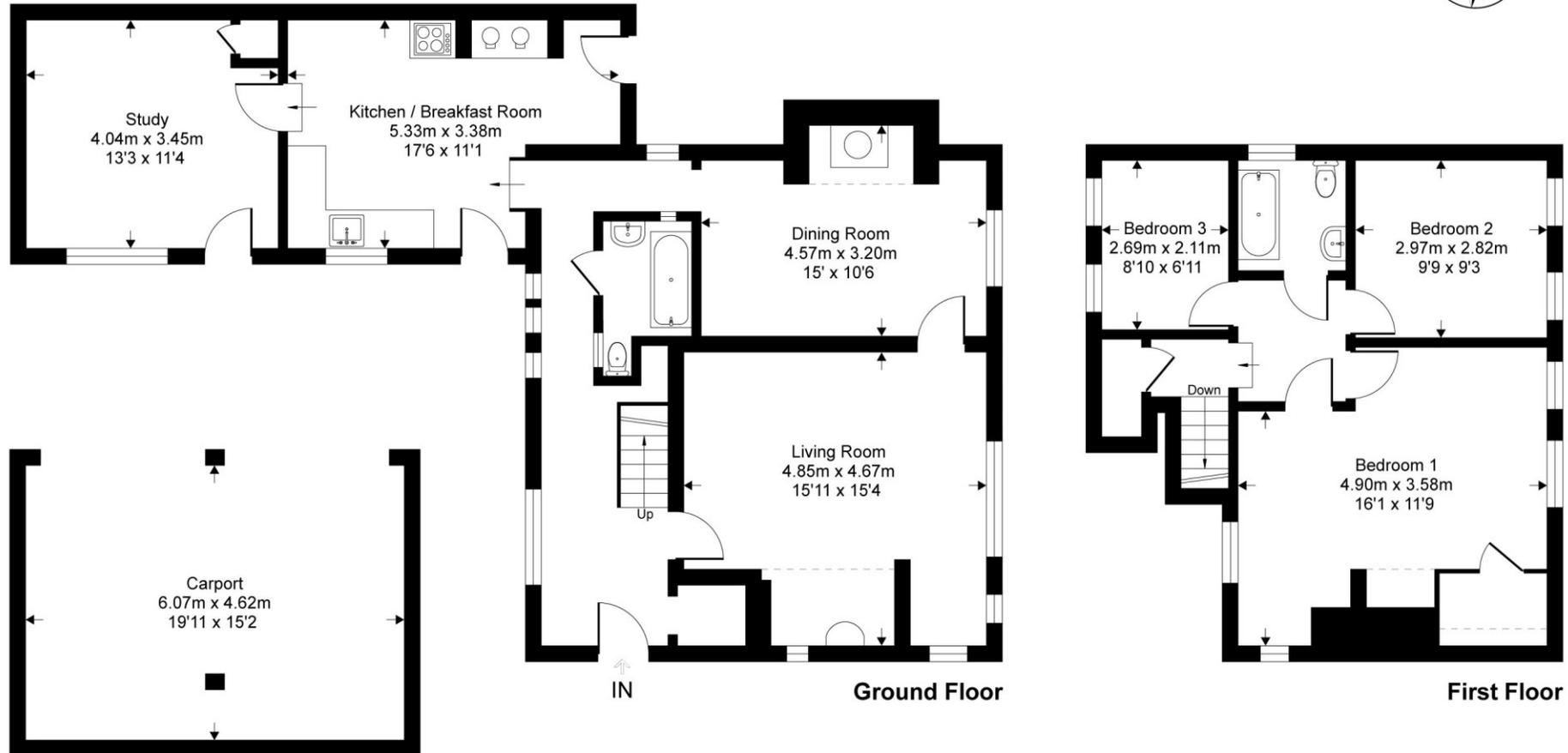
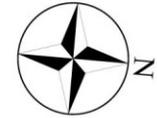
- Double height hall
- Sitting room
- Dining room
- Study
- Kitchen/breakfast room
- Landing
- Three bedrooms
- Two bathrooms
- Open bay heritage style double car port
- Mature garden
- Total plot of approaching half an acre





# Ship Cottage

Approximate Gross Internal Area = 136 sq m / 1463 sq ft  
(excludes restricted head height & carport)



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](http://www.phillipsandstubbs.co.uk)