

# PHILLIPS & STUBBS



coastal +  
COUNTRY



Napenthe overlooks the south coast of England between Rye and Hastings, perched on a cliff top, in an Area of Outstanding Natural Beauty. It has a rustic, Mediterranean ambience enjoying panoramic, uninterrupted views of the sea, cliffs and the natural world. A unique retreat, hidden away from the modern life. Napenthe is private but not isolated. This magical place looks out over a delightful swimming beach at Cliff End Cove, in the vicinity are spectacular cliff top walks and the expansive Hastings Nature Reserve. Nearby Winchelsea Beach boasts a nationally renowned local butcher, fish monger, delicatessen and supermarket. The Ancient Town and Cinque Port of Rye, famed for its medieval architecture and cobbled ways is within 5 miles. Rye offers excellent, stylish shopping and cafes, and is renowned for its antique stores. The train station has services to Eastbourne and to Ashford with high speed connections to London St. Pancras (37 minutes). Westwards is Hastings with its seafront promenade and vibrant Old Town.

Napenthe was formally a small wooden building which has since been replaced by a house with the feel of a luxury cabin (building completed Spring 2010). It uses modern technology and materials to create an efficient low maintenance property ideal as a weekend retreat or second home. The property is connected to mains electricity and water with a private drainage system, air conditioning is also installed.

Full width sliding double glazed doors with electric blinds take full advantage of the views, and the house is warmed by underfloor heating as well as a Chesney wood burning stove. The **kitchenette** offers a small electric Aga oven and hob with extractor hood, Butler's sink, as well as an integrated fridge/freezer, washing machine and dishwasher.

A ladder steps, hiding a wine rack and further storage, lead up to a **mezzanine area**. The main **double bedroom** has electric curtains and a range of built in wardrobes. The stunning **bathroom** features Catchpole and Rye ([www.catchpoleandrye.co.uk](http://www.catchpoleandrye.co.uk)) brass and copper fittings. It includes a freestanding copper bath, high level cistern, heated towel rail, generous wash basin and a walk in shower.

**Outside:** Napenthe leads to a large evergreen garden which won the 2013 Sussex Heritage Supreme Winner Award for Best Garden (Association of Professional Landscaper Award; Best in Category and Supreme Winner). Generous raised decking allows for alfresco dining overlooking the clifftops with sea views and the beach below. Wooden pathways lead to a secluded secret garden with a large decked area having seating with a gas fired fire pit and sunken hot tub. From here a path leads down to a reading area with views along the cliff face. Another path leads to a **detached studio** which has two pairs of doors opening onto the garden. There is also a w.c.

The remainder of the garden is to the side of the building and a lower area connects the studio to the main entrance path. The whole having been skilfully designed to create a naturalistic setting which blends into the landscape.

**Historical note:** Cliff End was occupied by stone age man. Later the Romans mined the iron that can be seen in the nearby cliffs. By the early 1800's the area was an important military base. The 30 miles long Military Canal, part of the fortification and Martello Tower against the threatened Napoleonic invasion, originally ran along in front of Napenthe on the foreshore. During the two World Wars the land and property were used for spotting enemy aircraft.

Price guide: £1,300,000 freehold

Napenthe, Cliff End, Pett Level, East Sussex, TN35 4EH



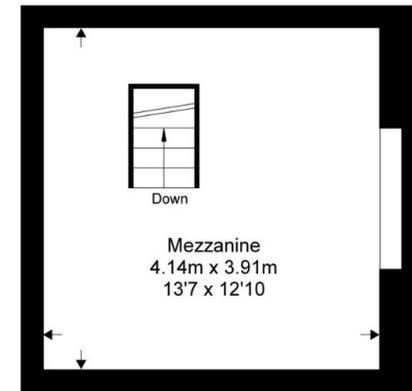
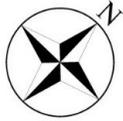
A unique contemporary cliff top hideaway enjoying stunning sea views over Rye Bay and direct access onto the beach.

- Main open plan living/dining/kitchen area
- Mezzanine over
- Double bedroom
- Bathroom
- Air source heat pump for underfloor heating
- Double glazing
- EPC rating D
- Detached garden studio
- Landscaped gardens with decked entertaining area with hot tub and fire pit

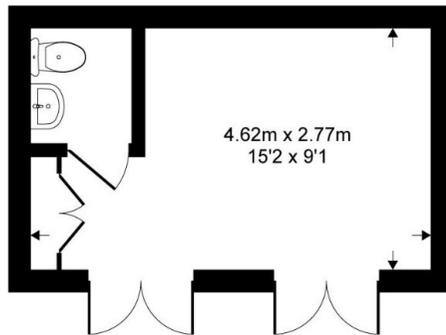


**Agents note:** The property is not accessible by car, however, there is a small public car park situated just off Pett Level Road several hundred yards away and further parking opportunities nearby.

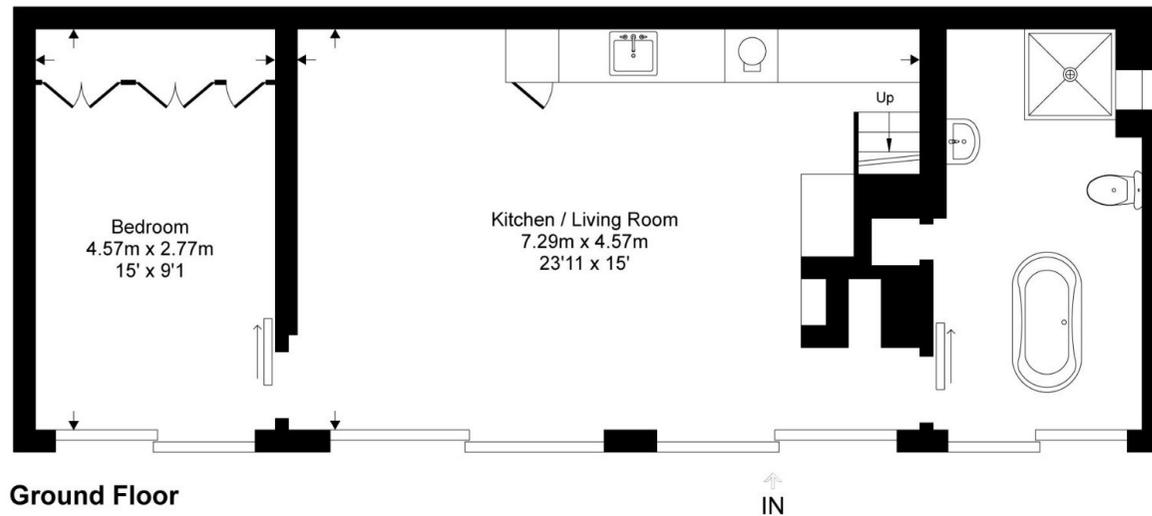
Approximate Gross Internal Area = 75 sq m / 805 sq ft  
Annexe = 13 sq m / 138 sq ft



**First Floor**



**Garden Studio**



**Ground Floor**

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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