



Charming detached Grade II listed property

Main Street, Peasmarsh, Rye, East Sussex, TN31 6SP

£695,000 Freehold



Delightful Grade II listed period property • Sitting room • 23ft kitchen/dining room • Three bedrooms • Two bath/shower rooms • Detached garage incorporating home office • Cottage gardens • Parking for a number of cars • Cinque Port of Rye about 2.7 miles

Local Information

Comprehensive shopping: Peasmarsh offers good local shopping and amenities. More extensive shopping can be found in the Cinque Port of Rye, renowned for its period architecture, cobbled streets and historical associations, Tenterden, Hastings and Tunbridge Wells.

Mainline rail services: Branch line train services run from Rye to Ashford International station with connections for London and the continent. A high speed train service runs from Ashford to London St Pancras in about 37 minutes.

Schools: There is an excellent selection of schools in the area in both the state and private sectors.

Communications: The M20 can be joined at Ashford with links to London, the coast and other motorway networks. The A21 at Flimwell with links to the M25 at junction 5 and Gatwick and Heathrow airports.

About this property

The Old Well House is a charming Grade II Listed three bedroom property, understood to date from circa 1640 with later additions and is set back from the road within pretty, well established gardens.

Internally, the property features a wealth of exposed timbers and beams, leaded light windows and terracotta flooring to the kitchen/dining room and hall. Ground floor accommodation comprises a lovely triple aspect sitting room with inglenook fireplace and doors to the garden, a farmhouse-style kitchen/dining room with Rayburn and various integral appliances and space for white goods, a well appointed bathroom and a hall with two staircases leading to the first floor.

Over the first floor (and accessed via two separate staircases) are three double bedrooms served by a further bathroom.

The Old Well House is accessed via a five bar gate leading to a substantial gravelled area with parking for a number of cars and access to the garage which benefits from an adjoining office. The delightful cottage gardens include lawned areas with lavender and rose beds, various specimen trees and a paved terrace, ideal for al fresco entertaining.

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Cranbrook Office. Telephone: +44 (0) 1580 720 161.





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The Old Well House, Peasmarsh

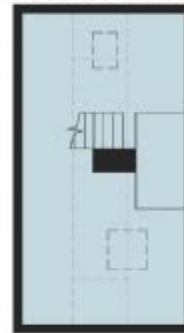
Gross internal area (approx) 177.3 sq m/ 1908 sq ft

Garage 31.1 sq m/ 334 sq ft

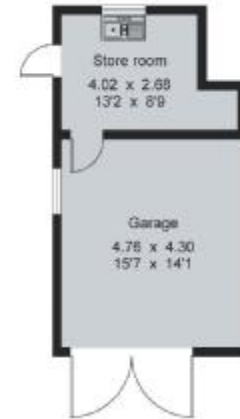
Total 208.4 sq m/ 2242 sq ft



— — reduced headroom below 1.5m / 5'0"



Second floor



Ground floor



First floor

For identification only - Not to scale
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