



## A BEAUTIFULLY PRESENTED MANOR HOUSE SET IN STUNNING GROUNDS

PELSHAM

PEASMARSH, RYE, EAST SUSSEX, TN31 6XH

**Furnished, Part Furnished, £6,990 pcm** + fees and other charges apply.\*

**Available from 01/09/2019**





• 5 Bedrooms • 4 Bathrooms • 6 Reception rooms  
• Stunning manor house • Period features •  
Balcony off master bedroom • Stunning views •  
Tennis Court • EPC Rating = E • Council Tax = H

### Description

Pelsham is a stunning country house country that provides luxury living accommodation in a particularly attractive setting. Recurring features in the house include Corinthian columns, multi-pane sash windows, some beamed ceilings, picture rails, wall and picture lights and marble tiled bathrooms. There is also zone/room controlled heating and a Sonos wireless sound system.

- Central entrance porch with decorative columns. Grand reception hall with a stone floor, cloakroom, French doors leading out to rear garden. A turned staircase ascending to the galleried first floor landing.
- Triple aspect drawing and dining rooms with multi-pane sash windows looking out to the side and rear of the property and French doors leading out to the rear patio. Both rooms also feature decorative open fireplaces and strip wood floors.
- The sitting room has two sets of multi-pane sash windows looking out to the rear, two sets of French doors, fireplace with gas stove
- The garden room with arched double doors leading out to the rear patio and arched windows overlooking the lake
- Study featuring a marble 'framed' fireplace with wood burning stove and panelled walls.
- The principal kitchen is fitted with 'Mark Wilkinson' larder and base units with marble worktops, two butler sinks. An inglenook style recess houses an AGA. The floor is laid with stone tiles.
- Utility room, Laundry room, Cloakroom
- The first floor galleried landing has an open fireplace with wooden surround, leading to:
  - Master bedroom suite comprises open plan bedroom and lounge area with sash windows overlooking the grounds
  - Five further bedrooms, three of which are en-suite
- Outside - 3 bay car port and two single garages, two lakes, croquet lawn, hard tennis court, approximately 4 acres of garden and 8 acres of woodland.

Agents note: Equestrian facilities available by separate negotiation. The second floor rooms are for storage only and are utilised by the landlord.

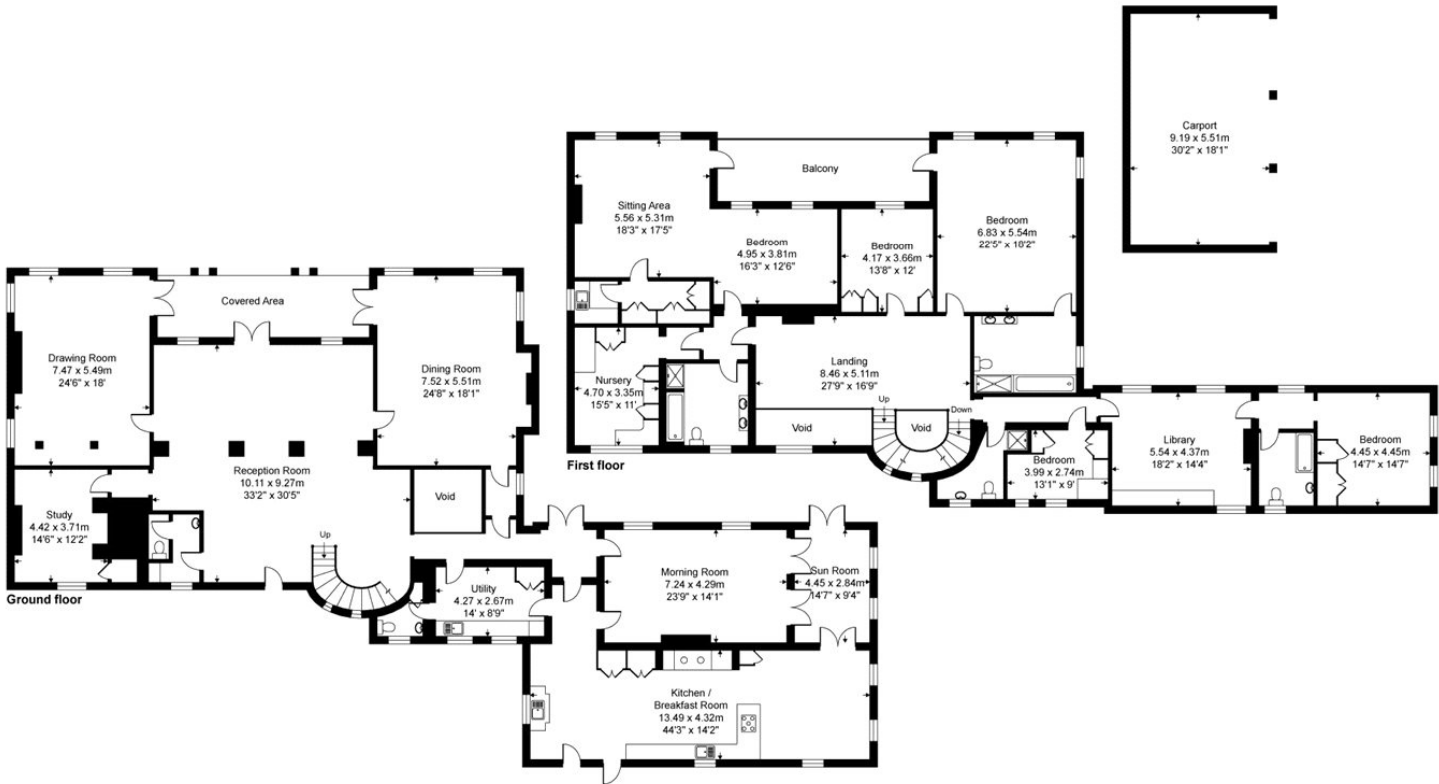
### Energy Performance

A copy of the full Energy Performance Certificate is available on request.



# Pelsham, Peasmarsh, Rye, TN31

Gross internal floor area (approx):  
 629.4 sq m / 6775 sq ft (Excludes Void)  
 For Identification only - Not to scale  
 Niche Communications



## FLOORPLANS

Gross internal area: 6775 sq ft, 629.4 m²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		69
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	32	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		





Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

\*There are different rules and fees for different tenancy types. For details of our fees and charges go to [savills.co.uk/tenant-fees](https://www.savills.co.uk/tenant-fees). For more detailed information read our [Applicant Guide](#), hard copy available on request. 20190619AAMW

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## Tunbridge Wells Lettings

Michael Churchill

Michael.churchill@savills.com@savills.com

+44 (0) 1892 507 050

[savills.co.uk](https://www.savills.co.uk)