



THE HOUSE OPPOSITE
RYE, EAST SUSSEX

PHILLIPS & STUBBS

THE HOUSE OPPOSITE

5-6 Mermaid Street, Rye,
East Sussex TN31 7ET

A notable example of a heavily timbered Grade II Listed period house of early C16th origin with a part walled garden fronting a famous cobbled street in the heart of the Conservation Area.

The property provides the opportunity to acquire one of the principal residences of the town.

Dining room ■ Sitting room ■ Bespoke conservatory
Kitchen/breakfast room ■ Utility room ■ Cloakroom

4 double bedrooms ■ Bath/shower room (en suite) ■ Shower room

Gas central heating

Landscaped south facing walled garden

These particulars are intended only as a guide and must not be relied upon as a statement of fact.
Your attention is drawn to the Important notice on the page 5 of the text.



The property occupies a commanding position in one of England's most famous and historic cobbled streets, Mermaid Street, in the heart of the Conservation Area of 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 a comprehensive range of shopping facilities and an active local community, with the arts being strongly represented. Rye Festival is held annually. From the town there are local train services to Brighton and to Ashford with connections to the Continent. There is a high speed service between Ashford and London St. Pancras in 37 minutes. Sporting facilities in the area include golf at Rye, tennis at Rye Lawn Tennis Club with reputedly among the very best grass courts in the country, sailing on the south coast and many fine countryside and coastal walks.

The House Opposite comprises a fine attached Grade II Listed period house of early C16th origin with a continuous jetty of close studding to the front elevation set with leaded light windows beneath a crown post roof. To the rear is a slightly later wing, which has recently been extended. Internally, the property benefits from generally good ceiling heights and affords timber framing throughout; including moulded and braced beams, together with massive fireplaces and flagstone flooring. The well-presented accommodation is arranged over three levels, as shown on the floor plan.

The property is approached via a double door with eight carved panels, opening into a dining room, which has two sets of windows overlooking Mermaid Street, a massive inglenook fireplace, flagstone flooring and exposed ceiling beams and studwork open in part to the kitchen giving a view through the conservatory to the garden. An open doorway leads to the inner hall with stairs off to the upper floors and a wide opening to the kitchen/breakfast room.

The kitchen/breakfast room, which has exposed timber framing and a flagstone floor, is fitted with oak fronted base cupboards to two walls beneath Belgian black marble work surfaces with a china glazed sink and a Lacanche range cooker with 5 gas burners and a double oven. A wide opening links the hand crafted conservatory, which has a reclaimed French limestone floor, a roof lantern and a glazed panel to one end with an adjacent door opening out to the garden.





The sitting room has oak floorboards, exposed timber framing and a wide inglenook fireplace with a real flame gas fired stove. A connecting door leads to the utility room, which has a tiled floor, space and plumbing for a washing machine and tumble drier and a glazed sink. The adjoining cloakroom has a close coupled WC.

On the first floor, the master bedroom suite comprises a large double bedroom with a vaulted ceiling, a brick fireplace and open studwork to the private landing. The adjoining bath/shower room has a vaulted ceiling, limestone flooring and period style fittings comprising a roll top bath, a close coupled WC, twin wash basins and a walk in shower. There are three further double bedrooms on this floor, all with exposed timber framing, together with a shower room with a vaulted ceiling, marble flooring and period style fittings including a walk in shower and wash basin. Adjacent is a separate W.C. On the second floor, there is a further double bedroom with a vaulted ceiling, windows to front and rear and a small internal dressing room.

Outside

South facing garden 70' x 20' (principal area). From the conservatory, stone steps with clipped box ball hedging to one side extend up to a wide paved terrace with raised beds to both sides and a rose arch leading through to an area of lawn with shaped borders and dwarf yew hedging. To one flank is an old wisteria clad brick wall

Note: The townscape view of the Citadel is taken from the church tower.





Tenure: Freehold

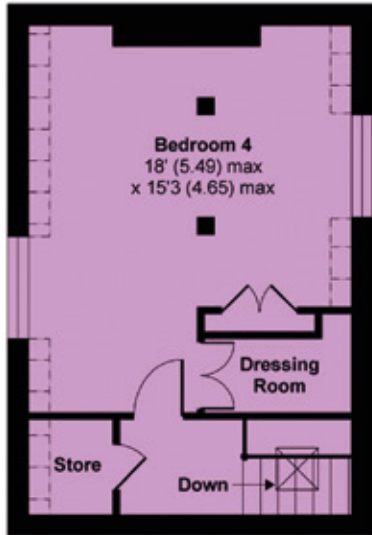
Viewing: Strictly by appointment.

Important notice:

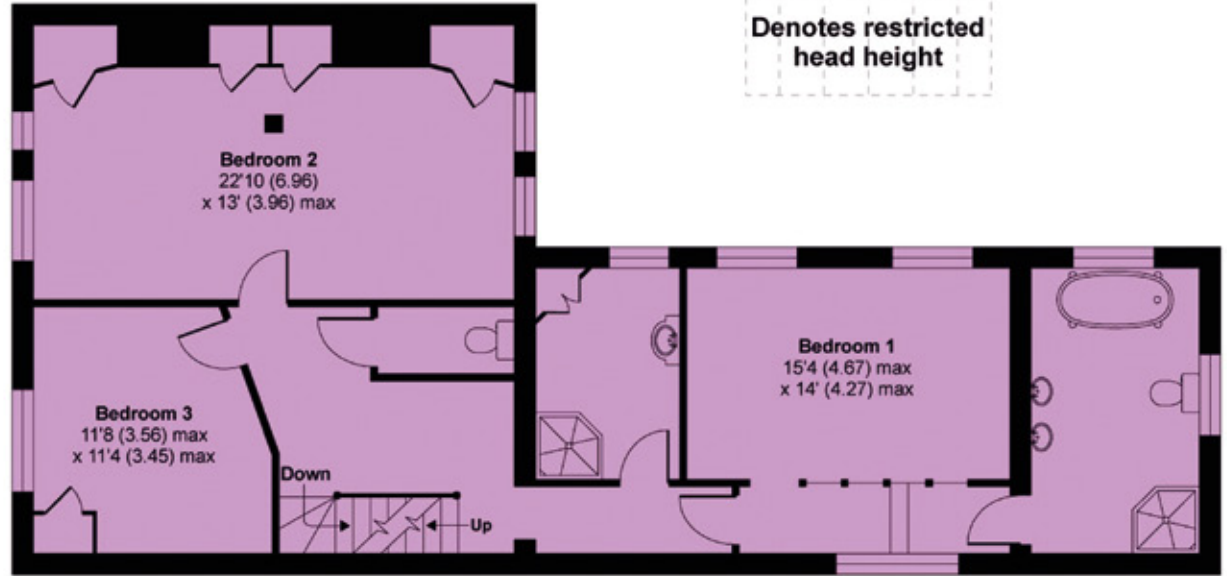
Phillips and Stubbs, their clients and any joint agents give notice that:

1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

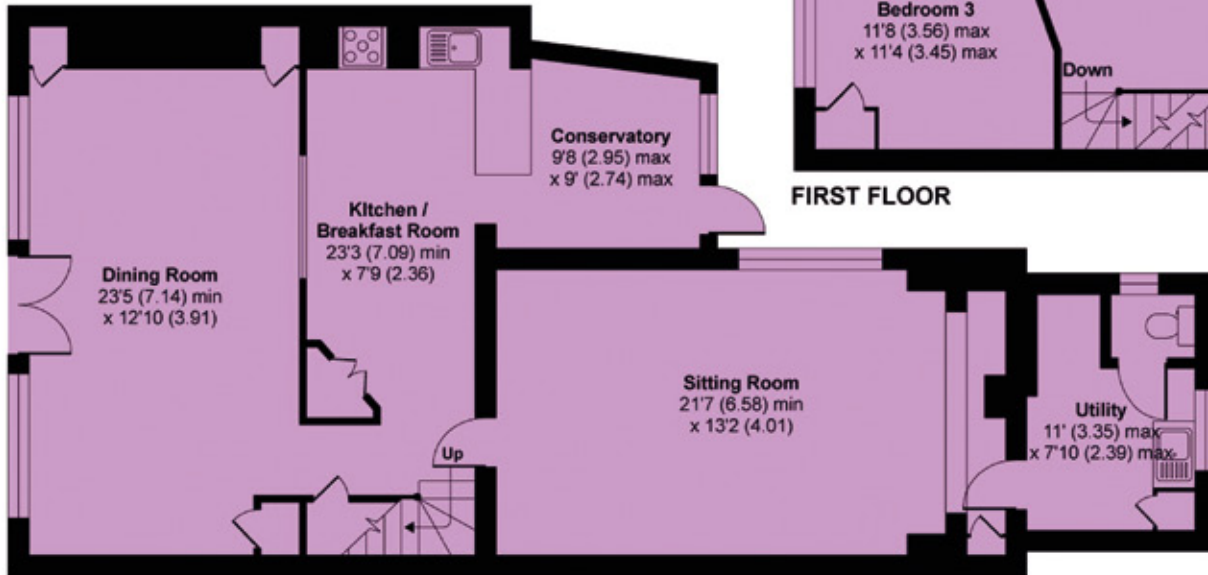
2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Phillips and Stubbs have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

Denotes restricted head height



APPROX. GROSS INTERNAL FLOOR AREA 2411 SQ FT 223.9 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.







PHILLIPS
& STUBBS

Rye Office

47-49 Cinque Ports Street, Rye East Sussex TN31 7AN • Tel: 01797 227338 • rye@phillipsandstubbs.co.uk

Mayfair Office

Cashel House, 15 Thayer Street, London W1U 3JT • Tel: 0870 112 7099 • mayfair@phillipsandstubbs.co.uk