

PHILLIPS & STUBBS



coastal +
COUNTRY



Hucksteps Row (formerly known as Fishgut Alley) is a twitten off Church Square in the heart of the Conservation Area of the Ancient Town and Cinque Port of Rye, renowned for its historical associations, medieval fortifications, including the Landgate and Ypres Tower, and fine period architecture with half timbered houses clustered around the Parish Church of St Mary the Virgin with its ornate gilded Quarter Boys clock and 18th century Town Hall with open arcaded lower storey and cupola on the roof. 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 and a two screen Kino cinema complex has recently opened. From the town there are local train services to Eastbourne and to Ashford, from where there are high speed connections to London St Pancras (37 minutes). Sporting facilities in the area include a leisure centre with a 25m pool, lawn tennis club, sailing at Rye Harbour and numerous golf courses within a 15mile 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.

Forming a detached Grade II Listed house presenting elevations of exposed timber framing. During the 1930's the property was owned by Marguerite Radclyffe Hall (1880-1943) poet, songwriter and novelist, her most famous book, published in 1928, 'The Well of Loneliness' was subject to an obscenity trial leading to its publication being banned and all copies destroyed.

The accommodation comprises front **entrance porch** with inner door into the **living room** with fireplace, built in shelves and cupboards, one housing the fuse box. Stairs to first floor. **Family room** having an open fireplace with shelves and cupboards to one side. Double doors into **Sunroom** enjoying widespread views over the River Brede and farmland. **Dining room** with secondary staircase to first floor with cupboard under.

Kitchen fitted with a range of base and wall mounted units incorporating a 4 ring electric hob, oven, fridge and washing machine. Walk in larder, tiled floor, gas fired boiler. Door to garden.

First floor landing built in cupboard.

Bedroom 1 with bay window to the rear having 180 degree views over the river, Winchelsea Town and Fairlight Church. Fireplace and wash hand basin.

Bedroom 2 window to front. **Bedroom 3** wash hand basin and airing cupboard. **Bedroom 4** fireplace and window to side. **Family bathroom** comprising panelled bath with mixer/shower tap, high level w.c, wash hand basin, hatch to loft.

Outside: The garden is mainly to the front and side being partly wall enclosed with both paved and cobbled pathways as well as a central box hedge enclosed feature. Outside privy with w.c and basin and a garden shed.

Local Authority: Rother District Council – Tax Band F

Price guide: £850,000 freehold

The Forecastle, Hucksteps Row, Rye, East Sussex, TN31 7HG



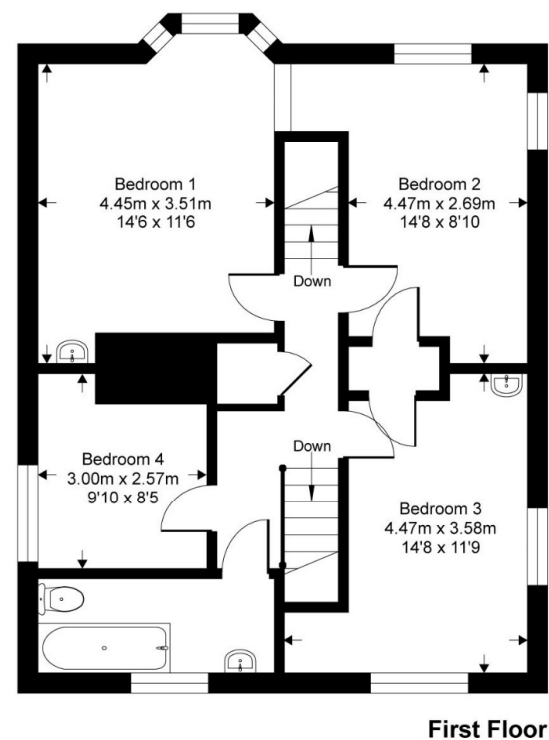
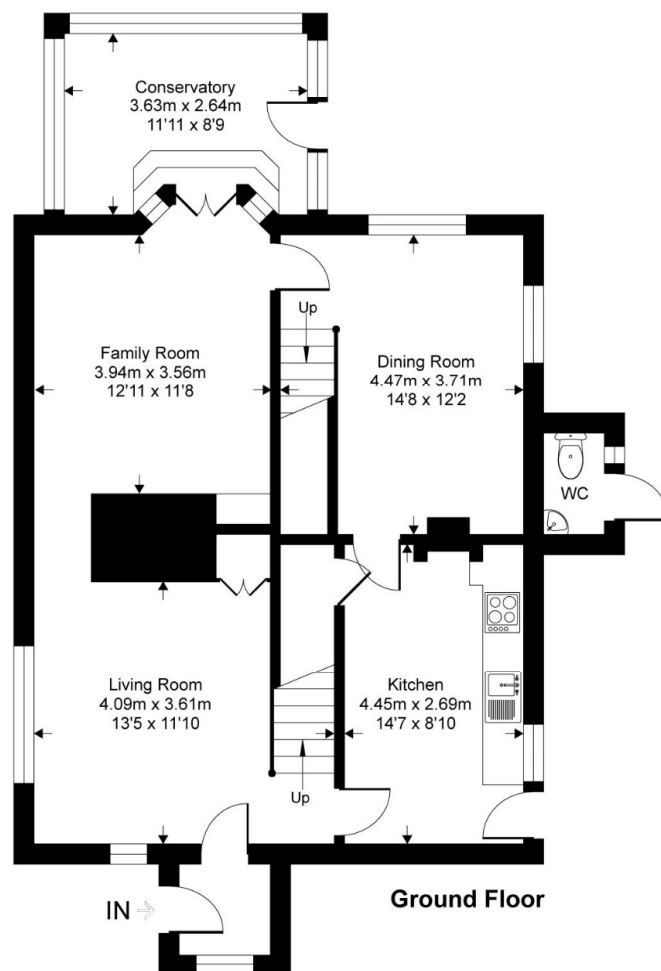
A detached Grade II Listed period four bedroom cottage set off Church Square within the Citadel area of the Ancient Town of Rye set in a private garden enjoying far reaching views to the rear.

- Living room • Family room • Sun room • Dining room • Kitchen
- First floor landing • 4 bedrooms • Family bathroom • Gas heating • Mature gardens
- EPC rating E



The Forecastle

Approximate Gross Internal Area = 151.5 sq m / 1631 sq ft (excludes wc)



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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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