



4 Hylands Yard,
Rye, East Sussex TN31 7EP

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Guide Price £415,000

This most wonderful, individual, unlisted Victorian terraced cottage with pretty garden, situated in a tucked away position in the centre of the historic Cinque Port town of Rye, just a short walk from all the many local amenities, offers charming and beautifully presented accommodation throughout.

A great deal of love, care and attention has been given by the current vendors, not only to creating a stylish blend of modern living and period charm, but also to the layout and spacial design. Set over three floors, there is a cosy sitting room, kitchen and conservatory which looks out onto an outside atrium area on the ground floor, a double bedroom, walk-in closet and bathroom on the first floor, and an attic room to the third floor which acts as an occasional guest bedroom and studio.

The fact that this property is situated in a highly desirable tourist area means that it could also provide a wonderful rural retreat or holiday home for someone looking for a quieter life, or possible commercial opportunity as a holiday let or Air B & B.

Viewing is highly recommended to appreciate all that this very special cottage has to offer

- Most wonderful unlisted terrace period cottage
- Beautifully presented accommodation throughout
- Stylish blend of charm and modern living
- Double bedroom to first floor and attic room (occasional bedroom)
- Potential investment opportunity. Pretty cottage garden with summerhouse
- Charming, tucked away central location
- Walking distance the local amenities. Romney Marshes and coast close-by
- Mainline station to Eastbourne / Brighton & Ashford

SITUATION: The cottage is tucked away in a secluded terrace just off of the main thoroughfare in the heart of the Conservation Area of the historic and very charming Cinque Port town of Rye, renowned for its cobbled streets, medieval fortifications, period architecture and beautiful parish church. Although the town is steeped in history, it also caters for every day modern life and has a comprehensive range of shopping, health and leisure facilities. Rye has also become something of an arts centre with many galleries and local craft shops. There is also an annual Rye Arts and International Jazz Festival and a two-screen Kino cinema complex. The Romney marsh countryside that surrounds Rye is spectacular and with the coast just a stones throw away, there are many good walks and leisure activities to pursue. There are a wide choice of educational opportunities nearby in both the state and public sectors and for transport, the town has local train services to Eastbourne / Brighton and to Ashford, where the high speed connection to London St. Pancras can have you in the capital in 37 minutes.

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The accommodation comprises the following with approximate dimensions: The front door opens into a most welcoming **SITTING ROOM** 12'2 x 11'9 that is open to the kitchen beyond. A period style fireplace with multi-fuel log burner gives a cosy focal point and the beautiful parquet flooring gives the whole space a lovely warm feeling. A bay window to the front looks over the approach to the cottage and the pretty garden beyond.

KITCHEN 12' x 9'4. An open doorway from the sitting room leads to the country style painted kitchen, which is both beautiful and functional. There are a range of cupboards both base and wall.

Sink unit with drainer and mixer tap. Built-in oven with electric hob and extractor above. Dishwasher, washing machine and upright fridge / freezer. Slate effect tiled floor.

Stairs lead up from this area to the first floor and underneath is a useful open storage area and built-in cupboard.

CONSERVATORY 7'5 x 5'11. This lovely light space, with its tiled floor, underfloor heating and views over the outside atrium, is the perfect place to sit, eat work or simply relax. A door takes you outside where there is room for pots and statues.

A brick built shed for external storage and a gate takes you through to a path that leads past the neighbours back doors to an alleyway which joins with the front path to the cottages. NB: There is no right of access across the back of this cottage.

FIRST FLOOR A staircase with stripped treads and tiled risers leads to a **LANDING** which gives access to the bedroom, bathroom and staircase to the attic space. Loft hatch. Exposed floorboards.

BEDROOM 12'2 x 10'1. This good size double bedroom with its large walk-in closet, has views over the pretty garden to the front. Stripped floorboards. NB: The closet was in the past a bathroom and the bathroom next door, a second bedroom. It may be possible to convert these back should anyone wish to.

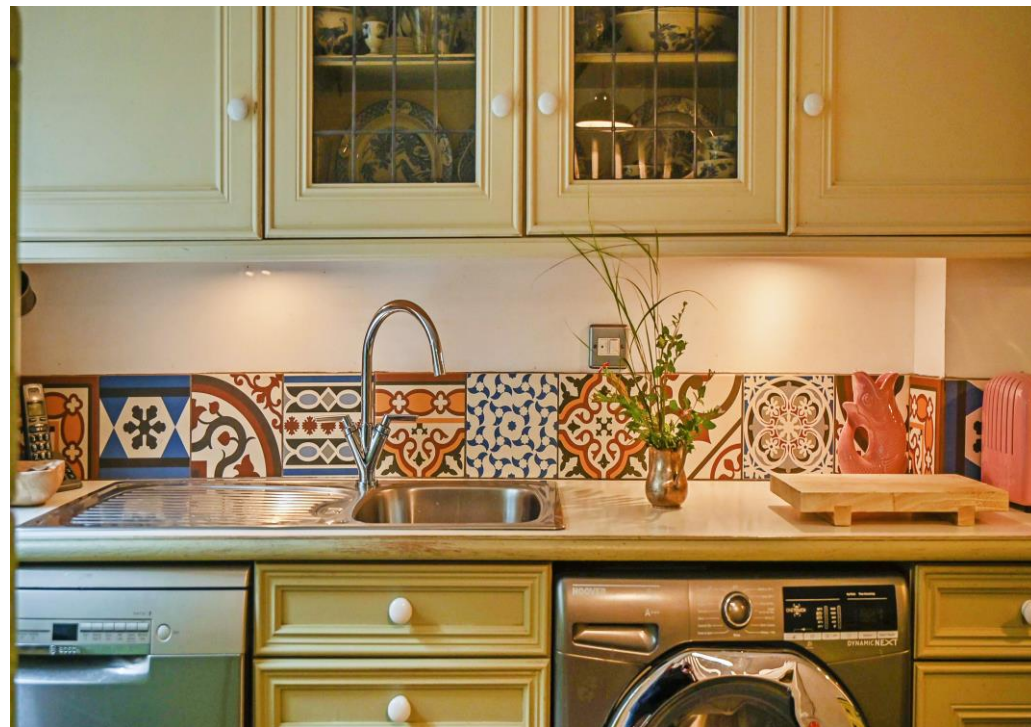
A beautiful generous **BATHROOM** with both contemporary and period twists, consisting of: a panelled bath with mixer tap and hand held shower attachment; wash hand basin with storage drawers below, and WC. Room for free standing storage. Two built-in over stairs cupboards provide plenty of additional storage, one housing the new combi boiler. Exposed floorboards.

ATTIC / STORAGE SPACE 12'9 x 9'9. This useful space is currently used as an occasional guest bedroom cum studio /work room, but could be utilised in a number of different ways. A Velux window brings in lots of natural light and gives glorious views over the roof tops towards the windmill. Plenty of eaves storage to both side of the room (unmeasured).

OUTSIDE A gate at the start of the terrace opens onto a paved path which leads to the front door. Opposite the front door, a further gate opens into the delightful garden, which is completely in keeping with the character of the cottage. A grass area with mature planting takes you through to a secret garden where a patio makes a secluded place to sit and relax. An elevated summerhouse covered in clematis is also a tempting retreat from the world.

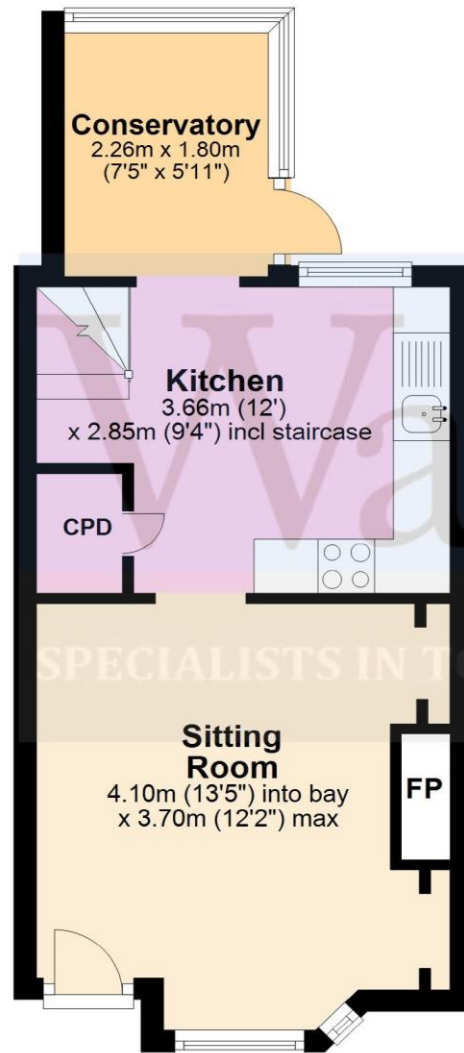
SERVICES Mains water, electricity, gas and drainage. EPC Rating: tba. Local Authority: Rother District Council **LOCATION FINDER** what3words: ///custard.example.stated

Agents Note: In accordance with Section 21 of the Estate Agents Act 1979, we declare that a member of WarnerGray staff has a personal interest in the sale of this property.



Ground Floor

Approx. 28.6 sq. metres (307.5 sq. feet)



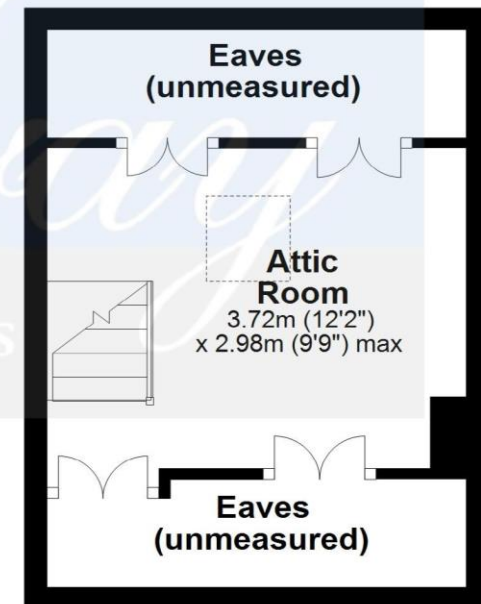
First Floor

Approx. 24.4 sq. metres (262.4 sq. feet)



Second Floor

Approx. 11.2 sq. metres (120.5 sq. feet)



Total area: approx. 64.1 sq. metres (690.4 sq. feet)

Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide.
Plan produced using PlanUp.



