

Warner Gray



The Iron House  
Rye Harbour TN31 7HJ

The Iron House, Rye Harbour, Rye, East Sussex TN31 7HJ  
Offers in excess of £750,000

## *The Art of Sea & Sky – A Very Special House in Rye*

Nestled in a tucked-away spot near the moorings, just a stone's throw from the Rye estuary and a short walk from the historic Citadel, is this remarkable three-storey upside down house, which is a celebration of space, light, design, and coastal living. Designed to make the most of its breathtaking position, this home offers an extraordinary connection to sea and sky.

From the moment you step inside, you know you are in a very special and unique house indeed. One that is not only incredibly stylish, spacious and light-filled, but also perfectly in tune with its incredible surroundings.

**SITUATION** The Iron House is in a very tucked away position close to the heart of the historic Cinque Port town of Rye, renowned for its cobbled streets, medieval fortifications and beautiful parish church. Although the town is steeped in history, it also caters for every day modern life and has a range of shopping, health and leisure facilities, as well as great cafes, restaurants, pubs and hotels. Rye has also become something of an arts centre with many galleries and craft shops. There are also an annual Rye Arts and International Jazz Festival and a Kino cinema.

The surrounding Romney marsh is spectacular and with the coast just a stone's throw away, there are many walks and activities to pursue. There are a wide choice of educational opportunities 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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## ***Living Spaces That Elevate***

An outside staircase at the front of the house takes you into the heart of this home, which lies on the first floor, where a beautiful open-plan living area unites a sleek modern kitchen, welcoming dining space, and relaxing sitting area, perfect for everyday living and entertaining. Also on this floor is a good size entrance hall, cloakroom and two generously sized bedrooms, each with its own private en-suite bathroom, offering comfort, privacy, and flexibility for family or guests.

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### ***Top Floor with a View***

Climb to the top floor, and you're met with the wow factor — an elevated living room that opens up to far-reaching, uninterrupted views along the estuary towards Rye Harbour and Camber Sands. Here, floor-to-ceiling bi-fold doors bring the outside in. You can imagine spending your afternoons watching the tide roll in or out, and marvelling at the ever-changing landscape.

A roof garden with a south east facing elevation provides a sunny spot to sit and enjoy the wonderful views over the boat yard towards the moorings.

And to the rear of this floor, a large velux window frames the view of the 13<sup>th</sup> Century Ypres Tower, as if it was a beautiful painting.

A third bedroom with en-suite is also located on this floor—a peaceful retreat where you can wake up to the sight of fishing boats drifting by ... and even the occasional seal.

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### ***Ground Floor – Endless Possibilities***

The spacious ground floor, which has its own entrances to the side and back, is full of potential. A large reception room offers endless possibilities - from a second living room or creative studio, to a games room, work from home office area or a fully self-contained annexe or holiday let. Indeed, whether you're considering using this as additional living space to the main house, or for multi-generational living, dual occupancy, or for income generation through letting,

this floor could be adapted to meet any number of needs (subject of course to any necessary consents).

A large utility / drying room with access to the garage adds extra practicality, while a private off-street parking space and small walled terrace area completes the picture

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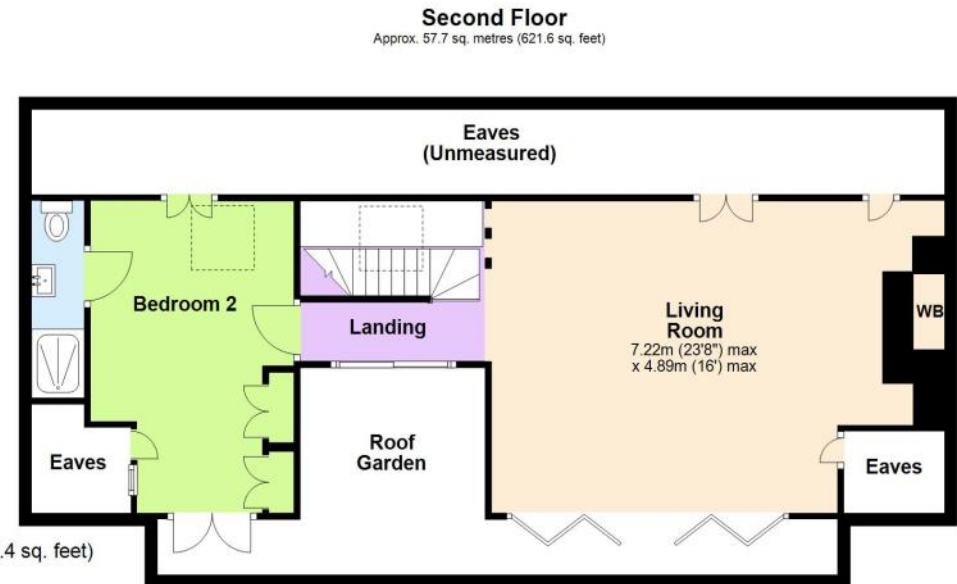
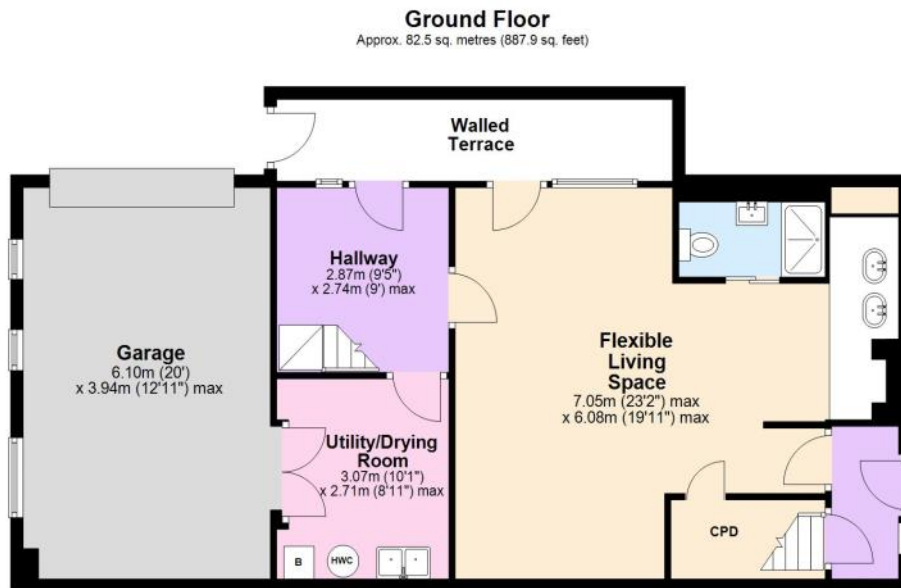
### ***A Home with Purpose and Poetry***

Every detail of this home reflects careful design, a sense of calm, and a deep connection to its coastal setting. Natural textures, muted tones, and on trend Scandi styling combine to create an atmosphere that is both welcoming and quietly luxurious.

This is more than just a house. It's a sanctuary, a statement, and a rare opportunity to live artfully by the coast — where every window tells a story, and every day begins and ends with the rhythm of the sea.

Services Mains water (metered), electricity, gas and drainage. EPC Rating: C.  
Local Authority: Rother District Council. Location Finder what3words: /// wins.universally.ripen





Total area: approx. 231.1 sq. metres (2487.4 sq. feet)

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