



Merrimaes,

Peasmarsh, East Sussex TN31 6YD

Merrimaes, Main Street, Rye, East Sussex TN31 6YD

Guide Price £625,000 - £650,000

This beautifully presented and deceptively spacious detached four bedroom period home has an attached garage and south facing garden and is conveniently set in the picturesque village of Peasmarsch only a short drive from the historic town of Rye in the High Weald Area of Outstanding Natural Beauty.

This stunning cottage exudes warmth and character throughout presented with great care and attention to detail creating a very special home ideal for family living and entertaining. The fresh stylish décor provides a light and airy ambience where you find the best of both worlds having a impressive inglenook fireplace with woodburner, and wealth of beams and timbers alongside a contemporary open plan kitchen / dining room with high spec fixtures and fittings. There are four good size bedrooms with one having a balcony overlooking the garden and internal viewing is highly recommended to fully appreciate all this charming period property offers.

- Charming and stylish four-bedroom detached period property.
- Beautifully presented interior with a modern yet homely aesthetic.
- The owners have replaced many of the windows during their time
- Open-plan kitchen, dining sitting area with inglenook and woodburning stove
- Additional rooms include a study/snug, cloakroom, and family bathroom.
- Bedroom features a balcony overlooking the garden.
- South-facing Garden offering space for relaxation and entertaining.
- Attached garage and off road parking
- Thoughtful blend of contemporary comforts with period character
- Set in the picturesque village of Peasmarsch, close to the historic town of Rye.

SITUATION: "Merrimaes" is situated in the pretty village of Peasmarsch, surrounded by wonderful countryside. The village offers a Jemson's independent supermarket, primary school, post office and two public houses as well as the lovely boutique Flackley Ash Hotel which has health and spa facilities. The nearby Cinque Port towns of Rye and Tenterden which are 3 and 9 miles distant offer a more comprehensive range of local day to day shopping, health, leisure and sporting facilities. The beautiful coast, which is only a short drive away, provides masses of leisure potential in the form of walking, water sports, cycling and fishing. The nearest station is at Rye, with connections to Ashford, which offers high speed services to St Pancras.

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The accommodation comprises the following with approximate dimensions: **ENTRANCE LOBBY** The front door opens into a very useful lobby with room for coats, boots and free standing storage. Full length windows flood this area with light and give lovely views over the garden. Exposed floorboards. Door to **HALLWAY** giving access to the cloakroom and leads to the study / snug. Under stairs cupboard.

CLOAKROOM This generous room could accommodate a shower or double as a utility room if desired. Pedestal hand basin and w.c. Exposed floor boards. Room for furniture.

STUDY / SNUG 10' 7" x 9' 9 max". This versatile room could serve different functions as a study, snug, hobby area, play room or teenage den. Exposed floorboards. French doors to garden. Door to stairs and open partition to main living area.

OPEN PLAN LIVING AREA 33' 1" x 26' 8 max" This stunning area really is the heart of this home. With its beautiful contemporary kitchen in the centre and sitting and dining areas, this sociable space is a lovely place to cook, eat, relax and entertain. The sitting area has a warm, modern feel with a wonderful inglenook fireplace with wood burner providing a cosy focal point.

The contemporary high gloss finish **KITCHEN** is in the middle of this space and has a range of base units, drawers and cupboards with woodblock worktops and one and a half bowl stainless steel sink. Built-in electric oven. Gas hob with extractor above. Integrated dishwasher and fridge / freezer. Space for washing machine. To the other side is the beautiful **DINING AREA** which is perfect for everyday family dining and more intimate evening entertaining. Patio doors give views over and access to the patio and garden beyond. The whole space has exposed floorboards.

Stairs from the ground floor lead to a long **FIRST FLOOR LANDING** which gives access to all the rooms on this floor. Exposed brick feature wall. Wide exposed floor boards.

BEDROOM 1 19' 10" x 12' 9 max" This spacious double aspect bedroom is a lovely place to relax at the end of a long day, and in the morning, you can enjoy your cup of tea on the lovely south facing balcony that overlooks the rear garden.

BEDROOM 2 11' 5" x 10' 3 max" A good size double bedroom with exposed brick feature fireplace and front window.

BEDROOM 3 11' 11" x 7' 2 max" A pretty bedroom currently

set up as a study with window overlooking the garden. Over stairs cupboard. Brick feature fireplace. Wide floorboards.

BEDROOM 4 10' 2" x 7' 5" Single bedroom with window to the front. Wide exposed floorboards.

FAMILY BATHROOM A modern traditional style bathroom suite comprising: tongue and groove panelled bath with mixer tap and hand held shower attachment; corner shower cubicle; counter top basin on a pine chest of drawers, w.c and heated towel rail. Wide floorboards. Window to rear.

OUTSIDE To the front of the house is a strip of garden bordered by a pretty picket fence and to the side, parking for two cars in front of the attached garage. Gates to the side of the garage screen a useful bin storage area and to the other side, a gate leads to a further useful storage area. To the rear of the property is an enclosed and very private good size south facing garden laid mainly to lawn with mature shrubs. A stone paved patio provides a sunny place to sit, eat, relax and entertain.

SERVICES Mains water, electricity, gas and drainage. EPC: D. Local Authority: Rother District Council.

LOCATION FINDER what3words: birthdays.floating.sigh





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