



**Stocks Barn,  
Udimore, Rye, East Sussex TN31 6AY**

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Guide Price : £895,000

Set within approximately 12.5 acres with breathtaking, protected views over the stunning Tillingham Valley, this exceptional barn offers a rare opportunity to embrace an idyllic countryside lifestyle.

### *Stocks Barn - "Where the Good Life takes flight"*

With uninterrupted, far-reaching views across the Tillingham Valley, rightly designated an Area of Outstanding Natural Beauty, this exceptional attached unlisted three bedroom barn enjoys a breathtaking and protected outlook, ensuring the remarkable panorama remains forever unspoilt.

Set within expansive grounds of circa 12.5 acres, it offers a lifestyle defined by space, freedom and a true connection to the land. Currently arranged with a private airstrip for light aircraft and microlights, together with a hangar and agricultural barn, it will naturally appeal to aviation enthusiasts.

Equally, a charming and productive vineyard with its own winery building presents a rare opportunity for wine connoisseurs, while the surrounding pasture lends itself beautifully to keeping animals, leisure pursuits or simply enjoying the open space.

The barn itself is rich in character and atmosphere, with a striking atrium window that perfectly frames the sweeping views across the gardens, airstrip, rolling pasture and valley beyond. The gardens and land wrap around the property, creating a wonderful sense of seclusion and complete immersion in the landscape. A two-bay open-fronted garage and plentiful off-street parking further enhance the practicality.

Tucked away and enjoying a high degree of privacy, the property occupies a peaceful semi-rural position on the edge of the village of Udimore, within easy reach of the historic Cinque Port town of Rye, renowned for its excellent amenities, leisure pursuits and coastal charm.

Only by viewing in person can the true uniqueness of this remarkable property and its extraordinary setting be fully appreciated.



### *Situation & Lifestyle:*

The charming village of Udimore offers an appealing sense of community, centred around its historic Norman church dating back to 1170, a village hall and two traditional country pubs, perfect for relaxed dining and socialising.

Just a short drive away lies the historic Cinque Port town of Rye (3.5 miles), renowned for its cobbled streets, period architecture and vibrant yet quintessentially English atmosphere. Here, a wonderful selection of independent shops, cafés, restaurants and galleries can be enjoyed, alongside a variety of leisure and cultural pursuits. Further amenities can be found in the nearby towns of Hastings, Battle, Tenterden and Ashford.

The surrounding area is rich in lifestyle opportunities, from sailing and tennis clubs to renowned links golf courses. The coastline offers further appeal, with riding, kite surfing at Camber Sands, fishing at Winchelsea Beach and countless scenic walks across the rolling countryside and along the coast. Across the valley, the renowned organic Tillingham Wine Estate further enhances the area's appeal, offering vineyard tours, dining and a celebrated destination for wine enthusiasts.

The area is also particularly well regarded for its excellent choice of schooling, including a number of highly respected independent schools, alongside well rated local primary options. For commuters, Rye station provides convenient connections to Ashford International, where high-speed services reach London St Pancras in approximately 37 minutes, offering an easy link to the capital while enjoying the benefits of a truly exceptional coastal and country lifestyle.



### *Living, Beautifully Framed by Views*

From the moment you step through the front door, the sense of something truly special is unmistakable. The eye is immediately drawn to the atrium snug ahead, where full-height glazing captures extraordinary, far-reaching views across the garden, airstrip, pasture and down the valley beyond. It is a space that invites you to pause and simply take it all in – where the outlook becomes an ever-changing backdrop to daily life, and the perfectly positioned seating makes it all the more tempting to linger.

Beyond the initial impression, the home reveals itself as a warm, welcoming and beautifully considered space. Converted approximately 25 years ago with the input of a developer and architect, great care has been taken to retain the inherent character of the original threshing barn, while enhancing it with light, flow and functionality.

At the heart of the home, the atrium snug acts as a natural focal point, with the accommodation thoughtfully arranged around it. To one side, a generously proportioned living space unfolds into three distinct yet interconnected areas. A comfortable sitting area with wood-burning fire creates a cosy retreat, complemented by a formal dining space ideal for entertaining, and a quiet reading area perfectly positioned to enjoy the spectacular views.

On the opposite side lies the kitchen/breakfast room, an inviting and practical space finished in a timeless, colourful shaker style. Bright and airy, it offers room for a freestanding dresser alongside a dining table and chairs, while a built-in bench seat sits in a particularly sunny position, an ideal spot for a morning coffee while enjoying the outlook.





The ground floor is further enhanced by a useful utility room along with a well-appointed cloakroom.

A striking turned staircase rises from the atrium, creating a natural architectural feature as it leads to a galleried landing. This airy space not only connects the upper floor but also provides an excellent opportunity for a study or home-working area, should one be required. Upstairs, the accommodation continues to impress.

The principal bedroom is generously proportioned, offering a calm and comfortable retreat, and is complemented by a modern en-suite shower room. Two further bedrooms, both of which would accommodate double beds, are served by a stylish and well-appointed family bathroom, completing this thoughtfully arranged home.

### *Vineyard, Views & Open Skies*

Set within approximately 12.5 acres (\*TBV) across two titles (ESX255943 and ESX261501), the land is predominantly laid to pasture and forms a truly exceptional setting in which to live, work and unwind. Gently rolling away from the property, the main field incorporates a discreetly positioned airstrip, blending naturally into the landscape while offering an added dimension for those with aviation interests. Overall, this is a place where the land itself defines the lifestyle - providing space, privacy and freedom.

The gardens are a particular highlight, thoughtfully designed to draw the eye and connect seamlessly with the wider landscape. At the heart of the rear garden, a tranquil pond with fountain sits perfectly aligned with the main picture window, creating a calming focal point while framing distant views across to the Tillingham Valley. It is a setting that changes beautifully with the seasons, offering both visual interest and a sense of calm.

For more relaxed entertaining, a charming "gin patio" provides an intimate outdoor retreat. Finished with distinctive mosaic tiles sourced from Lucca in Italy, and centred around a mature olive tree, it offers a wonderfully atmospheric space to unwind, host guests or simply enjoy the long summer evenings.

Over time, the current owners have carefully enhanced the grounds with a wide variety of mature planting and specimen trees, adding both structure and seasonal colour throughout the acreage. Among these are cherry, chestnut, ash, cricket bat willow, cobnut, apple and pear trees, contributing to both the beauty and productivity of the setting.

A particularly appealing feature is the established vineyard, planted with approximately 100 vines of Seyval Blanc grapes that yield about 200 bottles of wine a year. This productive element of the land offers a rare opportunity for wine enthusiasts to cultivate, harvest and enjoy their own vineyard at home, further reinforcing the property's unique blend of lifestyle, land and long-term potential.

The outbuildings at the property further enhance its exceptional lifestyle appeal, offering both practicality and exciting potential. A substantial hangar, constructed in a galvanised steel pole barn style and with planning in place for aviation use, sits comfortably within the grounds, complemented by a second barn ideal for general agricultural or storage purposes.

Together, they provide a versatile backdrop for a variety of rural, leisure or specialist interests. In addition, a well-constructed winery and workshop, built in a combination of brick and concrete and equipped with power, water and drainage, supports the vineyard and offers scope for creative or productive use.



Completing the ensemble is a two-bay open-fronted garage, providing convenient every-day parking. Collectively, these outbuildings create a setting perfectly suited to those seeking a hands-on, countryside lifestyle with the space and infrastructure to truly make it their own.

### *Private Airstrip*

The property benefits from a well-established private grass airstrip, extending to approximately 300 metres and thoughtfully positioned within the natural contours of the land. Designed in an "altiport" style, the runway features a gentle upslope, enhancing performance and making it particularly well suited to light sport aircraft, microlights and light general aviation. The airstrip has been successfully operated for over 23 years under the 28-day rule and also has a Border Force Certificate of Agreement in place.

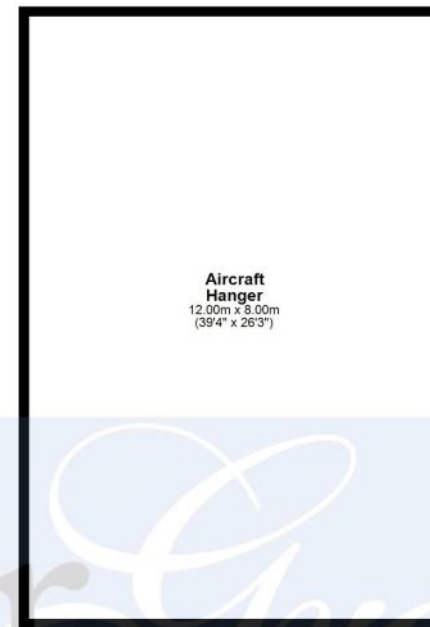
**Services** Mains: water and electricity. Oil fired central heating. Drainage: shared private clear water system (Titan) with Licence. EPC Rating: C.  
Local Authority: Rother DC / Tax Band: G. Broadband: fibre to premises.

**Agents Note** : Please note that while the barn itself is not listed, the curtilage in which it sits is listed. The neighbour at the attached oast has a right of access to the rear to their field. There is also a shared drive up to a point.

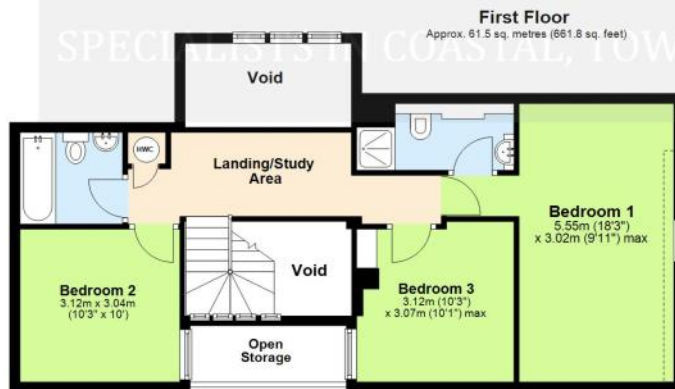
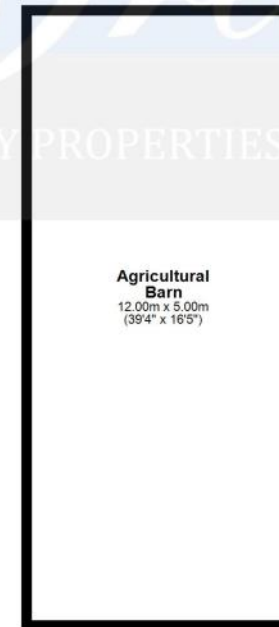
**Location Finder** : what3words: ///harmlessly.perfumed.quaking







**Outbuildings**  
Approx. 203.3 sq. metres (2187.8 sq. feet)



Total area: approx. 344.3 sq. metres (3706.1 sq. feet)

The floorplan is not drawn to scale and any doors, windows and other internal features are merely intended as a guide. All measurements are approximate. These particulars are produced in good faith but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of WarnerGray, their clients and any joint agents have any authority to make any representation of warranty whatsoever in relation to this property. Photographs are reproduced for general information purposes only and do not imply that any item is included in the sale with the property, it should be noted that we have not tested the services, appliances, fixtures or fittings which may be referred to, all prospective buyers are advised to satisfy themselves that such are in working order. It should not be assumed that the property has all the necessary planning, building regulations or other consents regarding alterations.