

**Warner Gray**



**Tibbs Farm House,  
Udimore Road, Udimore, Rye, East Sussex TN31 6AR**

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Offers in the region of £1,500,000**

**Tibbs Farmhouse is a Grade II listed early 17<sup>th</sup> century farmhouse set in an elevated position with uninterrupted, far-reaching views across the Tillingham Valley, rightly designated an Area of Outstanding Natural Beauty.**

**This exceptional detached six-bedroom home enjoys a breathtaking and protected outlook, ensuring the remarkable panorama remains forever unspoilt. Set within landscaped front & rear gardens with an adjoining paddock in all circa 5.9 acres (unmeasured) and heated pool, it offers a lifestyle of peace & tranquility, whilst providing delightful grounds offering an outdoor gallery perfect for entertaining. The property is set across three floors with character and charm throughout which exudes a timeless warmth captured in the 1958 film Dunkirk where it was featured as a French farmhouse.**

**The property itself externally is red brick and tile hung and internally period features are complemented with modern touches which seamlessly marry grand proportions with true character.**

**Tucked away and enjoying a high degree of privacy, the property occupies a peaceful semi-rural position 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.**

**A lifestyle surrounded by history and beautifully framed by Views**

**From the moment you step through the front door, the sense of something truly special is unmistakable. You are immediately drawn to the character which unfolds room by room whilst appreciating modern comforts are expertly woven into the historic fabric. Beyond the initial impression, the home reveals itself as a warm, welcoming space with a flow and functionality complimenting modern living.**



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**Tibbs Farm House Udimore Road, Udimore, Rye TN31 6AR**

**Ground Floor : Entrance Hall \* Living Room 5.61m x 4.24m \***

**Family Room 6.43 x 4.24m \* Dining Room 5.23 x 3.05m**

**\* Kitchen / Breakfast Room 5.23m x 4.57 \* Study 2.16m x 2.06m \* Cloakroom \***

**Lower Ground Floor : Gym 6.30m x 4.22m \* Garden Room 6.17m x 4.27m**

**\* Cellar 5.63 x 4.04 \* Utility Room 6.30 x 4.22 \* Cloakroom \***

**First Floor Landing \* Bedroom 1 6.34m x 4.37m \* Bedroom 2 5.74m x 4.39m \***

**Bedroom 3 5.21m x 4.72m - all having en-suite Shower Rooms \* Bedroom 6**

**3.07m x 2.4m \* Family Bathroom \***

**Second Floor : Attic Bedroom 4 6.5 m x 4.80m en-suite Shower Room \***

**Attic Bedroom 5.66m x 4.50m**

**Outside : Gardens and adjoining paddock – in all approximately 5.9 acres  
(to be verified) \* Barn with cart lodge attached to the back \* Double Garage \***

**Mower Shed \* Swimming Pool and Pool House \***

Entering this double fronted property the hallway leads to one side, a comfortable south facing living room with brick fireplace fitted with a wood burning stove and a well-proportioned dual aspect family room with picture perfect rural views and study.

To the other side, a delightfully light kitchen fitted with handmade units including a built-in larder, oil AGA, butler sink, integrated dishwasher and central island complemented by a dining room leading out to the terrace, an ideal spot for a morning coffee while enjoying the outlook.

The hallway leads to the lower ground floor which is currently used as a gym with period brick flooring, rear window and is further enhanced by a useful utility room providing plumbing for a washing machine. Extending this space is a garden room with central roof lantern and doors leading to the garden.

Upstairs on the first floor, the accommodation continues to impress with the landing leading to bedrooms 1,2 and 3 all benefiting from en-suite shower rooms along with bedroom 6 and a family bathroom. The second floor provides a further two double attic bedrooms with dramatic period timbers and dormer windows to the front. Bedroom 4 also provides an en-suite shower room.





**Pool, Orchard, Relax, Views & Open Skies** Surrounded by gardens with a paddock the land is a wonderful and flexible space providing a truly exceptional setting in which to entertain and unwind. To the front is a sweeping driveway leading to parking and double garage and a lawn with matured planting and screening.

The rear garden is a particular highlight, thoughtfully designed to draw the eye and connect seamlessly with the wider landscape. Leading from the house the terrace takes you to the lawn with wild grass garden and orchard with a range of fruit trees. The centre piece is the inviting entertaining area hosting a heated above ground pool surrounded by decking and pool house with stunning views framed like artwork.

**Overall, this is a place where the land itself defines the lifestyle - providing space, privacy and freedom.** The adjoining paddock has separate access from the main road with a track that leads to a storage barn. The gardens and paddock together are believed to be 5.9 acres (\*TBV)

**Outbuildings** The barn is ideal storage for farm machinery having a track leading to a private entrance/exit. Within the barn is a secure internal storage container and covered Cart Lodge to the rear.

**Services:** Mains water and electricity. Private drainage. Local Authority : Rother District Council. Tax Band G.

**LOCATION** 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 nearby coastline offers further appeal, with opportunities for 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.



**Lower Ground Floor**  
Approx. 94.0 sq. metres (1011.5 sq. feet)



Total area: approx. 94.0 sq. metres (1011.5 sq. feet)

**Ground Floor**  
Approx. 117.6 sq. metres (1266.2 sq. feet)



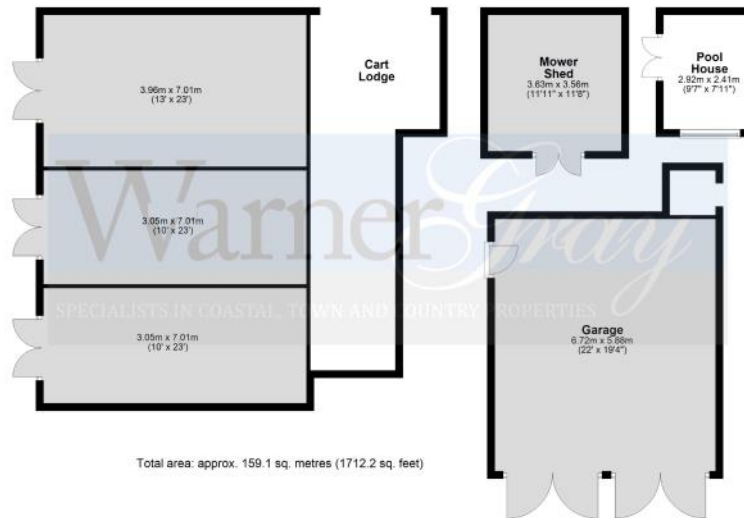
Total area: approx. 117.6 sq. metres (1266.2 sq. feet)

**First Floor**  
Approx. 118.0 sq. metres (1270.0 sq. feet)



Total area: approx. 118.0 sq. metres (1270.0 sq. feet)

**Barn, Garage, Pool House & Mower Shed**  
Approx. 159.1 sq. metres (1712.2 sq. feet)



Total area: approx. 159.1 sq. metres (1712.2 sq. feet)

**Second Floor**  
Approx. 55.0 sq. metres (592.2 sq. feet)



Total area: approx. 55.0 sq. metres (592.2 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.



