

Warner Gray



**Felstead House,
Main Road, Icklesham, East Sussex TN36 4BB**

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Price Guide : £700,000

Set in the heart of Icklesham overlooking the Brede valley, this recently renovated 5 bedroom/4 bathroom home enjoys far-reaching views, a lovely garden, outbuildings, integral garage & ample parking.

Located between the historic Cinque Ports town of Rye and the vibrant coastal setting of Hastings, this substantial detached house enjoys far-reaching views across rolling countryside at the front towards Fairlight and the wide open skies and shoreline of Winchelsea Beach.

The house itself has been the subject of a thoughtful and comprehensive programme of renovation, resulting in a home that feels both fresh and inviting. It is a place that can be enjoyed immediately, while still offering the rare advantage of flexibility, with spaces that can evolve and be reimaged over time to suit changing needs, whether for family life, working from home, or multi-generational living.

Outside, the house is equally well served. A generous driveway provides ample parking and leads to a car port and substantial garage, offering further potential for conversion, perhaps as additional living or ancillary accommodation, subject to the necessary consents. The gardens themselves are a particular delight: established, private and well proportioned, they provide an ideal setting for outdoor living, with space to relax, entertain, and enjoy the changing seasons. There are also two attached brick barns which offer enormous potential, subject to the necessary consents.

In all, this is a house that combines the ease of modern living with the enduring appeal of its setting, offering not only a comfortable home for today, but the opportunity to shape something truly individual over time.

SITUATION: Set within the heart of the High Weald Area of Outstanding Natural Beauty, the village of Icklesham offers a quintessential glimpse of English country life, with its welcoming community, traditional public houses, village hall and well-regarded primary school. Surrounded by rolling countryside and far-reaching views, the area is ideally placed for exploring some of the most characterful corners of East Sussex. The historic Cinque Port town of Rye lies just a short drive away, its cobbled streets, independent shops and thriving food scene making it a destination in its own right.

Nearby Winchelsea, with its wide, planned streets and striking church, offers a quieter, almost timeless atmosphere. To the west, the Old Town of Hastings brings a contrasting energy, with its mix of historic architecture, creative culture, seafront and traditional fishing quarter. Despite its distinctly rural feel, the area remains well connected. Mainline services from Rye link to Ashford International and onwards to London St Pancras in under forty minutes, allowing for an easy balance between town and country.

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The house offers an impressive sense of space and versatility, with beautifully proportioned rooms arranged to suit both family living and entertaining.

On entering, you are immediately struck by the scale of the principal reception hall, an elegant and welcoming space that not only sets the tone for the rest of the house, but also offers enormous flexibility of use. Extending to over 33 feet in length, it forms a natural hub, centred around a striking double-sided fireplace with multi-fuel burner, creating both warmth and a subtle division between this area and the snug beyond. From here, the accommodation flows effortlessly into a series of well-balanced reception rooms.

The main sitting room, with its contemporary gas fire, provides a comfortable and inviting retreat, while a separate snug, which is open to the kitchen, offers a more relaxed, informal space, ideal for family life. A further study/playroom adds valuable flexibility and, if desired, could be opened through to the adjoining garage to create additional living accommodation. Equally, there is clear potential to open the snug into the sitting room, creating a larger, more contemporary open-plan living space, should one wish.

The kitchen/breakfast room is well appointed and thoughtfully arranged, with space and plumbing in situ for a central island is desired. It is complemented by a generous utility/boot room and a ground floor shower room, enhancing the practicality of the layout.

Upstairs, a vaulted landing with Velux windows enhances the feeling of light and space, leading to five well-proportioned bedrooms. Particular thought has been given to light throughout the house, with well-placed windows ensuring a bright and uplifting atmosphere at all times of day. To the front, several of the bedrooms feature picture windows that perfectly frame the far-reaching views across the surrounding countryside - an inspiring outlook and a special way to begin the day.

The principal bedroom enjoys a calm and private position to the rear with luxurious en-suite facilities, while a guest bedroom also benefits from its own en-suite and dressing area. The remaining bedrooms are served by a well-appointed family bathroom, providing flexibility for both family living and visiting guests.



Throughout, the house combines the benefits of its recent renovation with a layout that remains highly adaptable. Whether enjoyed as it stands or further reimagined over time, the accommodation offers a rare balance of immediate comfort, natural light and long-term potential.

OUTSIDE

To the front, the property is approached via gated off-street parking, providing ample space for several vehicles and creating a strong sense of arrival. This area leads naturally to a car port and the integral garage, which is equipped with power and lighting. Of particular note is the cleverly designed garage door, which can be opened fully in the traditional manner or partially, allowing it to function as a conventional entrance, adding a thoughtful layer of practicality.

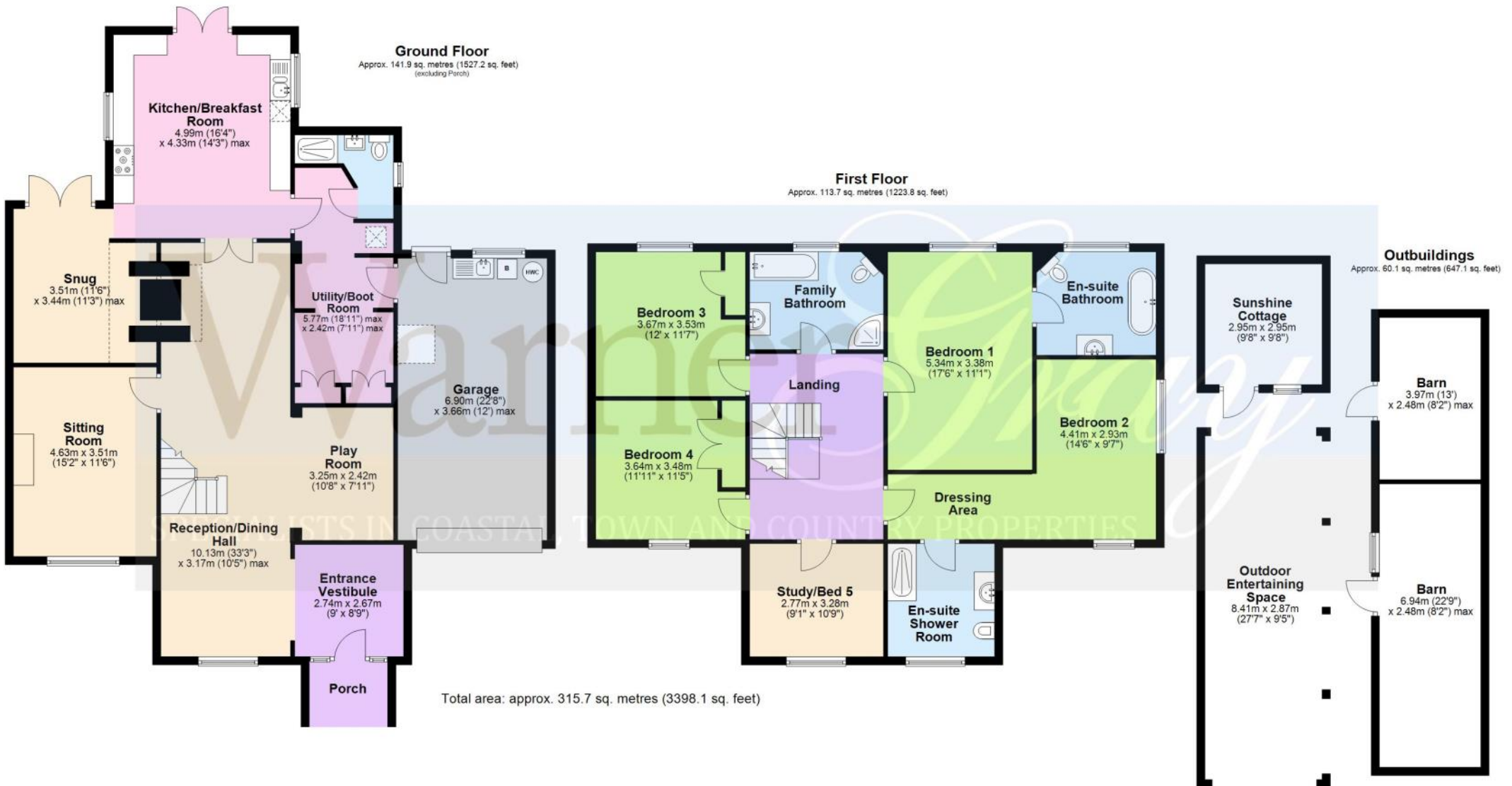
A gated pathway to the side of the house leads through to the rear gardens, where the space unfolds into a series of distinct and well-considered areas, each offering its own character and purpose. A covered outdoor entertaining area provides an inviting setting for summer gatherings, from relaxed barbecues to larger celebrations. The decked flooring has been reinforced to accommodate a hot tub, with power and lighting already in place, allowing for year-round enjoyment.

Beyond, an ornamental pond adds a tranquil focal point, leading through to a lawned area, ideal for children's play or simply enjoying the open space. To the far end of the garden sits a charming timber outbuilding known as "Sunshine Cottage", currently used as a gym, but equally well suited as a summerhouse, studio, hobby room or children's retreat. For those with a passion for gardening, the grounds also feature raised beds and a cedar wood greenhouse, providing excellent opportunity for cultivation and seasonal produce. There are also three useful sheds.

A bonus addition in the garden are the two brick barns which offer substantial storage as they stand, yet present exciting potential for possible conversion, whether as a home office, ancillary accommodation or holiday let (subject to the necessary planning consents). Altogether, the gardens are both varied and versatile, thoughtfully arranged to support a wide range of lifestyles, from family living and entertaining to quieter moments of relaxation.



SERVICES Mains: water, electricity, gas and drainage. EPC Rating: C. Local Authority: Rother District Council. Council Tax Band: E. Full fibre Broadband. Location Finder : what3words: ///outbursts.jotting.shift



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