

Warner Gray

Tara House, 30 Church Square,  
Rye, East Sussex TN31 7HE

## Tara House, 30 Church Square, Rye TN31 7HE Guide Price £475,000

Tucked away out of sight, this attached Grade II Listed 2 bedroom period cottage, now in need of some updating, with south facing courtyard garden and glorious views towards the coast, offers someone the chance to live right in the heart of the famous Citadel close to all the many great local amenities.

This secret cottage, located just off one of Rye's most famous cobbled streets and a mere couple of minutes walk from the main shopping area and all the many amenities on offer, would be ideal for anyone looking for a second home or welcoming escape in the heart of Rye. The fact that Rye is a very popular tourist destination and the beautiful Romney Marshes and coast are just a stone's throw away, would also make this property attractive to anyone looking for a possible holiday home, investment opportunity or holiday let (subject of course to any necessary permissions or restrictions).

The characterful living accommodation, which is arranged over three floors and has everything you would expect from a charming timber framed 16th Century property, consists of a spacious sitting / dining room with huge fireplace and wood burner, a compact cottage style kitchen, shower room and two good size double bedrooms, both of which have wonderful far reaching views towards Camber Sands, Rye Harbour, Camber Castle and Winchelsea. This property also benefits from a pretty part walled south facing courtyard garden.

Although in need of some tlc and modernisation, this unique home offers so much and if given the attention is now deserves, will continue to be the very special, much loved home it has always been.

- Grade II Listed 2 double bedroom attached period cottage
- Now in need of some updating and modernisation
- Envious tucked away secret location in heart of Citadel
- Spacious main reception room with fireplace and wood burner
- Pretty south facing part walled courtyard garden to rear
- Charming situation off cobbled street opposite ancient church
- Short walk to all the many local amenities on offer in town
- Romney Marshes & beautiful Coast just a stone's throw away
- Mainline station with lines to Eastbourne, Brighton & Ashford. No onward chain

**SITUATION:** The cottage is tucked away in the heart of the Conservation Area of the historic and charming 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 local craft shops. There is 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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**The accommodation comprises the following with approximate dimensions :**

**ENTRANCE PASSAGEWAY** A small wooden door with "Tara House" on it fronts the cobbled street on the south side of Church Square. On opening it, it reveals a long thin passageway which leads you down to the front door of this secret cottage, which would not be out of place in the Harry Potter books!

**SITTING ROOM / DINING ROOM** 18'10 x 16'2. A heavy wooden door opens into a spacious sitting/dining room with leaded windows to one side and French doors to the rear that open up onto the courtyard beyond. Exposed beams and floorboards, together with a huge fireplace with wood burner, give this space all the character you would expect from a property of this age, something that continues throughout the rest of the house. Stairs to first floor and door to kitchen.

**KITCHEN** 9'7 x 7'4. Situated at the front of the house with access to the main living area, this cottage style kitchen has a small range of units with one bowl sink and drainer. Space for free standing cooker and fridge. Tiled floor. Windows to the side overlook the entrance to the cottage.

**FIRST FLOOR LANDING** Wooden stairs from the main living area lead to a small landing which gives access to the shower room, bedroom 1 and stairs to the second floor. NB: The Boiler is situated in this area.

**BEDROOM** 16'10 x 13'5. This generous double bedroom has a brick period feature fireplace and windows to two sides giving lovely views. Built-in cupboard. Exposed beams, stripped floorboards and leaded windows.

**SHOWER ROOM** consisting of corner shower, wash basin and WC.

**BEDROOM** 15'4 x 14'10. This good size double aspect room with its vaulted ceiling could be used as a second bedroom or as an additional living area. A window to the rear opens up fully to reveal the most stunning views towards the coast. NB: The stairs to this room are quite steep. Some restricted head height to this room.

**COURTYARD GARDEN** To the rear of the property is an enclosed, part walled, paved, south facing courtyard garden which is something of a sun trap. A gate to the side gives access to the next-door garden over which the occupants of this cottage have a pedestrian right of way for occasional use.

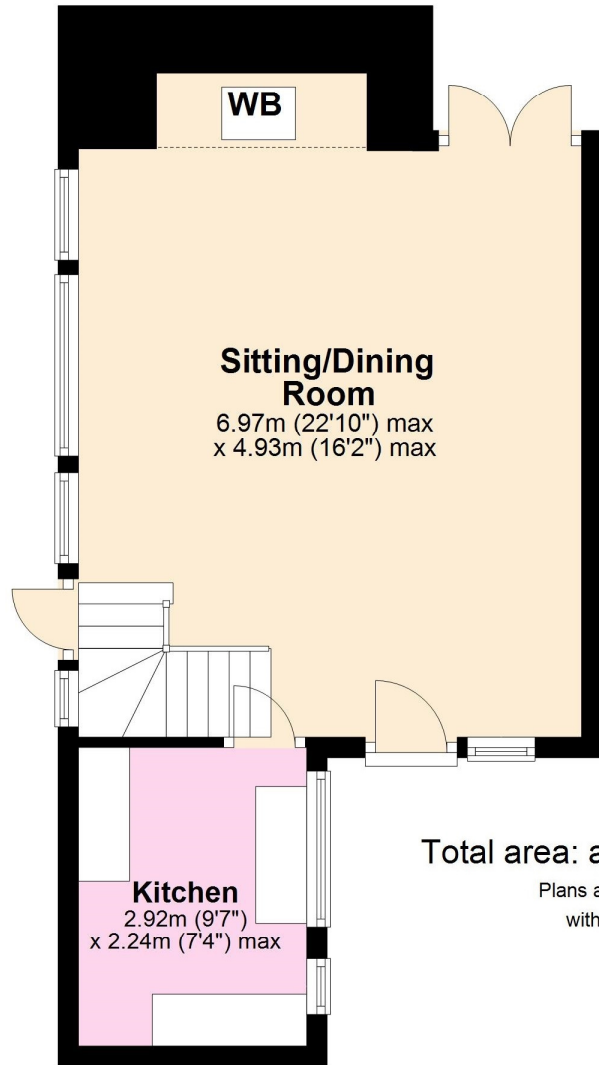
**SERVICES** Mains: water, electricity, gas and drainage. EPC: Exempt. Local Authority: Rother District Council. Council Tax Band: E.

**LOCATION FINDER** what3words: [///apes.lands.mills](https://www.what3words.com////apes.lands.mills)



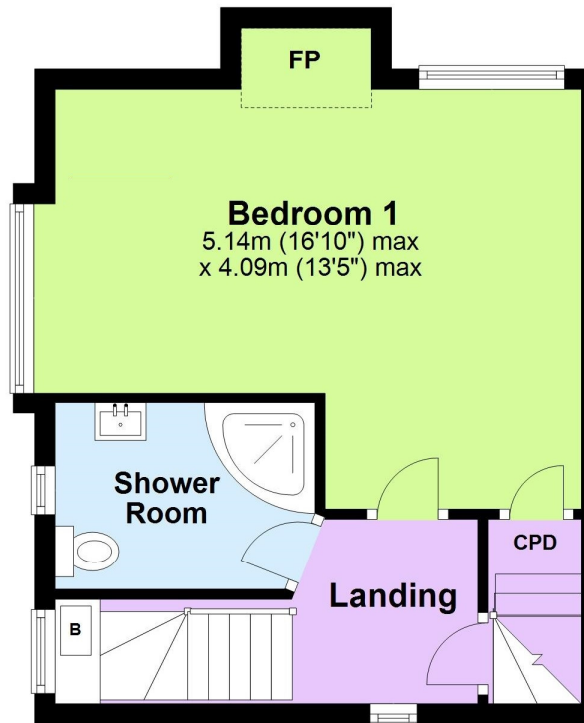
## Ground Floor

Approx. 39.1 sq. metres (420.4 sq. feet)



## First Floor

Approx. 30.5 sq. metres (328.5 sq. feet)



## Second Floor

Approx. 21.8 sq. metres (234.8 sq. feet)



**Total area: approx. 91.4 sq. metres (983.7 sq. feet)**

Plans are for layout purposes only and not drawn to scale,  
with any doors, windows and other internal features  
merely intended as a guide.  
Plan produced using PlanUp.



