



Wheelwrights,  
Main Street,  
Beckley,  
East Sussex,  
TN31 6RS



## Main Street

An attractive double fronted Grade II listed detached four bedroom period cottage with detached annexe and generous garden located just a short distance from the popular town of Rye.

### Features

GRADE II LISTED

4 BEDROOMS 1 WITH EN-SUITE

POPULAR VILLAGE LOCATION

SOUTH WESTERLY GARDEN

DETACHED ANNEXE

2 ATTIC ROOMS

CARRIAGE DRIVEWAY

SWIMMING POOL



## Description

Wheelwrights is a Grade II listed detached period property believed to date back to the late 18th Century with attractive double fronted white weather-boarded elevations approached over a well maintained carriage driveway. The front door leads directly into the dining hall, a welcoming room with large inglenook fireplace, currently configured as a snug. A through lounge has a triple aspect another log burner and currently divided into a sitting room and study area that has double doors leading to the rear garden. The kitchen is a great place for entertaining being 27' in length and enjoying double doors with aspect into the rear garden. To the first floor a landing gives access to all four bedrooms which are doubles, the master bedroom has an en-suite bathroom and a Juliet balcony taking in the views over the garden and adjoining countryside. There is also a second floor with two attic rooms, which have been used in the past as occasional bedrooms and office spaces. In addition to the main house there is a detached annexe which is locally known as "The Surgery" because it was once used as a dental surgery. This enjoys a reception area, shower room and large bedroom with double doors out to its own area of garden. This is currently used as an Airbnb and generates a generous income but could also be used as a home office or practice. Outside to the front is an impressive carriage driveway, the front of the property is screened from the road by a mature evergreen hedge. To the rear is a private, south westerly facing garden which is predominantly laid to lawn with a number of useful outbuildings as well as a swimming pool. There is also an area of patio under a wisteria covered pergola ideal for outside entertaining.

The popular village of Beckley has a church, primary school, public house and a number of recreational facilities, as well as being well served for sites of historical interest and country walks. The Cinque Ports town of Rye is just a short drive away and has a further range of amenities, popular bars and restaurants, as well as a cinema and station. The area is well served for schools both primary and secondary, private and public.

## Directions

From the A28 continue onto the B2088 towards Beckley passing the Rose and Crown public house on the left hand side. Shortly after the S bends by the church the property will be found just along on the right hand side just before Horseshoe Lane. What3Words:///newsreel.permanent.custard



#### **THE ACCOMMODATION COMPRISES**

Covered porch to front door leading to

#### **DINING HALL**

13' 5" x 12' 9" (4.09m x 3.89m) with window to front, engineered oak flooring, centred around an inglenook fireplace, bressumer beam, red brick inset, recessed cupboard to one side, exposed ceiling timbers, staircase leading to the first floor landing and door to

#### **LIVING ROOM**

24' 0" x 13' 0" (7.32m x 3.96m) A delightful triple aspect room with red brick fireplace with bressumer beam and working log burner, exposed wooden floorboards, step down to STUDY AREA with exposed ceiling timbers, window and double doors to garden, radiator and hatch to the cellar and door to

#### **KITCHEN/BREAKFAST ROOM**

27' 0" x 14' 11" (8.23m x 4.55m) max a double aspect room with window to side and double doors and stable door to the rear garden, tiled flooring, recessed lighting. The kitchen area is fitted with a range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with granite working surfaces incorporating a stainless steel sink with mixer tap. There is a well and the breakfast area has a window to the side and space for an American style fridge/freezer. Door back to dining hall and door to

#### **REAR HALLWAY**

with door to side, folding doors to a utility cupboard with space and plumbing for washing machine and tumble dryer.

#### **CLOAKROOM**

with window to side, tiled floor and walls, wall mounted wash hand basin, wc.

#### **CELLAR**

12' 2" x 12' 1" (3.71m x 3.68m) with ceiling height of 6' 1", power and light, window to front.

#### **FIRST FLOOR LANDING**

with window to side and door leading to a further staircase to the second floor, a hallway gives access to

#### **MASTER BEDROOM SUITE**

13' 10" x 12' 9" (4.22m x 3.89m) a delightful double aspect room with doors out to a Juliet balcony taking in rural views, exposed floorboards, wall mounted light fittings, door to

#### **EN-SUITE**

8' 11" x 6' 11" (2.72m x 2.11m) with window to side, exposed floorboards and fitted with a vanity sink unit, recessed shelving, wc and jacuzzi bath.

#### **BEDROOM 2**

13' 3" x 12' 9" (4.04m x 3.89m) with window to front, feature fireplace (not in use) with decorative mantel and tiled hearth, wardrobe, wall mounted light fittings.





**BEDROOM 3**

12' 9" x 12' 6" (3.89m x 3.81m) with window to front, fitted wardrobes, additional storage cupboards.

**BEDROOM 4**

11' 4" x 9' 1" (3.45m x 2.77m) a double aspect room with window to side and rear, built in storage cupboards, counter top.

**BATHROOM**

8' 10" x 8' 10" (2.69m x 2.69m) with window to rear, vanity sink unit, wc, shower cubicle, counter top with shelves under.

**SECOND FLOOR LOFT ROOM 1**

15' 2" x 11' 1" (4.62m x 3.38m) with door to

**SECOND FLOOR LOFT ROOM 2**

12' 10" x 11' 0" (3.91m x 3.35m) with window to side.

**DETACHED ANNEXE**

with door to

**RECEPTION AREA**

9' 10" x 7' 9" (3.00m x 2.36m) with window to side, recessed lighting, engineered oak flooring, exposed ceiling timbers, cupboard with space for mini fridge, microwave and utensils, loft access and door to



**SHOWER ROOM**

7' 4" x 4' 10" (2.24m x 1.47m) with window to side, part tiled walls, engineered oak flooring, vanity sink unit, wc, large shower cubicle, heated towel rail.

**BEDROOM**

13' 1" x 9' 6" (3.99m x 2.90m) with double doors leading out to a private area of fence enclosed garden, exposed ceiling timbers, recessed lighting, fitted wardrobe.

**OUTSIDE**

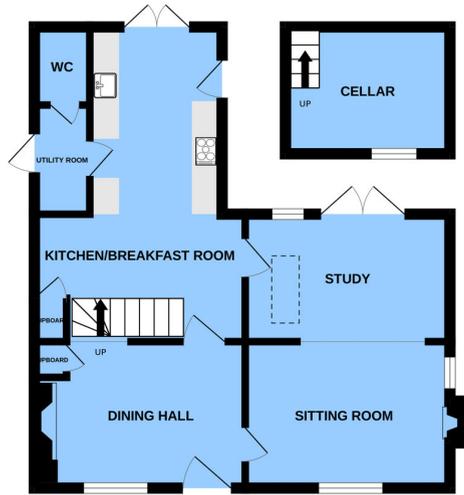
To the front of the property is a gravel carriage driveway with areas of lawn interspersed by mature shrubs and bushes, the property is screened from the road by a mature hedgerow. A gated side access to each side leads to the rear which enjoys a south westerly aspect with well maintained level lawn enclosed with mature hedges. There is a large patio area under a pergola with climbing wisteria and grapevines. There are outside lights, a swimming pool, two sheds and a summerhouse and the whole offers a good deal of privacy.

The garden to the rear of the annexe has an initial area of patio and a retaining wall and steps up to a well managed area of lawn interspersed with shrubs and bushes.

**COUNCIL TAX**

Rother District Council  
Band G - £3,979.39

GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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