



Winchelsea Farmhouse,  
Hastings Road,  
Winchelsea,  
East Sussex,  
TN36 4AD



# Hastings Road

A charming Grade II Listed detached period farmhouse with generous accommodation laid out over three floors with rural views and attractive wall enclosed gardens with a substantial garage/workshop, separate carport and all set within 1 miles of Winchelsea and 4 miles of Rye.

## Features

CHARMING PERIOD FARMHOUSE

5 RECEPTION ROOMS

RURAL VIEWS

COUNCIL TAX BAND G

6 BEDROOMS

SUBSTANTIAL GARAGE/WORKSHOP

ATTRACTIVE FORMAL GARDENS



## Description

This Grade II Listed farmhouse has been lovingly restored and viewing is essential to appreciate the elegant and versatile accommodation that is laid out over three floors. The property retains many characterful features with original quarry tiling, decorative plaster work, panelled walls and period fireplaces. There are four principle reception rooms, two connected with bi-fold doors enjoying panelled walls and attractive views that connect to a small gym with a separate access. The study is fitted with bespoke cabinetry. The kitchen connects with a dining room that enjoys an inglenook fireplace with access to the cellar and a substantial utility room. The bedrooms are set out over the first and second floors, all enjoying an attractive outlook. There are four bedrooms to the first floor with two en-suites and a family bathroom. Two staircases lead to a bedroom suite and attic room. Outside the formal gardens are partly wall enclosed and provide a large expanse of lawn all beautifully planted with ballustrade enclosed terrace and pergola covered patio. The gardens benefit from a separate vehicular access and a shared driveway provides access to a substantial barn/garage and carport. The convenient location is set within 1 miles of Winchelsea with the ancient town of Rye within 4 miles. Viewing highly recommended.

## Directions

From Winchelsea head west on the A259 for approximately 1 mile where the entrance will be seen on the right hand side.

What3Words: [///shopper.shredder.firmly](https://www.what3words.com/?q=///shopper.shredder.firmly)



#### **VESTIBULE**

to

#### **DINING HALL**

19' 3" x 15' 0" (5.87m x 4.57m) Staircase rising to first floor landing, under stairs storage, wood burning stove.

#### **LIVING ROOM**

14' 9" x 14' 0" (4.50m x 4.27m) A dual aspect room with central cast iron fireplace, door to

#### **DRAWING ROOM**

16' 8" x 14' 0" (5.08m x 4.27m) Part panelled with oak flooring, bespoke cupboards and shelving.

#### **GYM**

17' 0" x 10' 3" (5.18m x 3.12m) Window to side.  
separate door to

#### **STUDY**

14' 10" x 11' 0" (4.52m x 3.35m) Central cast iron fireplace, cupboards and shelving incorporating radiator cover.

#### **DINING ROOM**

14' 7" x 11' 8" (4.45m x 3.56m) Inglenook fireplace with inset wood burning stove, dresser unit, quarry tiling, access to cellar. Large walk-in cupboard 17' 0" x 6' 10" (5.18m x 2.08m) with hanging rail and shelving.



#### **KITCHEN**

14' 5" x 13' 0" (4.39m x 3.96m) widening to 20' 8" (6.30m) a dual aspect room with exposed timbers, quarry tiled flooring, fitted with a comprehensive range of base and wall mounted units incorporating cupboards and drawers with space and plumbing for dishwasher and oven with extractor fan above, all arranged around a centre island with breakfast bar.

#### **UTILITY ROOM**

20' 2" x 6' 6" (6.15m x 1.98m) Wall mounted gas fired boiler, quarry tiling and fitted with a range of base and wall mounted cabinets incorporating cupboards and drawers with space and plumbing for appliances and working surface incorporating Butler sink and two ring hob.

#### **CELLAR**

30' 4" x 13' 8" (9.25m x 4.17m) With light.

#### **SHOWER ROOM**

10' 6" x 4' 0" (3.20m x 1.22m) Tile enclosed shower with glazed screen, vanity sink unit, low level WC.

#### **MASTER BEDROOM**

19' 4" x 11' 0" (5.89m x 3.35m) With window taking in views of the garden, triple wardrobe with hanging and shelving. EN-SUITE 8' 1" x 6' 8" (2.46m x 2.03m) Velux window, oak flooring, free standing vanity sink unit with mirror above, close coupled WC.



#### **BATHROOM**

13' 8" x 6' 9" (4.17m x 2.06m) max, partially subdivided with window taking in far reaching views, tiled, fitted with slipper bath, vanity sink unit, tiled enclosure, 2 heated towel rails, bidet and concealed cistern WC, linen cupboard.

#### **BEDROOM**

13' 0" x 11' 5" (3.96m x 3.48m) With window taking in views of the garden beyond, under stairs cupboard.

#### **BEDROOM**

13' 2" x 11' 3" (4.01m x 3.43m) With views taking in views of the garden, double wardrobe cupboard.

#### **EN-SUITE**

With tile enclosed shower and glazed screen, close coupled WC, pedestal wash hand basin.

#### **BEDROOM**

14' 8" x 10' 1" (4.47m x 3.07m) Windows to rear.

#### **EN-SUITE**

With obscured window to side, fitted with a close coupled WC, shower cubicle and wash hand basin.

#### **ATTIC ROOM**

16' 1" x 11' 0" (4.90m x 3.35m) overall, window taking in views, oak flooring.



#### **SECOND FLOOR BEDROOM SUITE**

Comprising STUDIO/BEDROOM 19' 7" x 14' 0" (5.97m x 4.27m) with door to BEDROOM 13' 1" x 11' 6" (3.99m x 3.51m) with double cupboard, window to side. BATHROOM 10' 9" x 6' 0" (3.28m x 1.83m) window to side, oak flooring, fitted with a white panelled bath with telephone style tap, wash hand basin, low level WC.

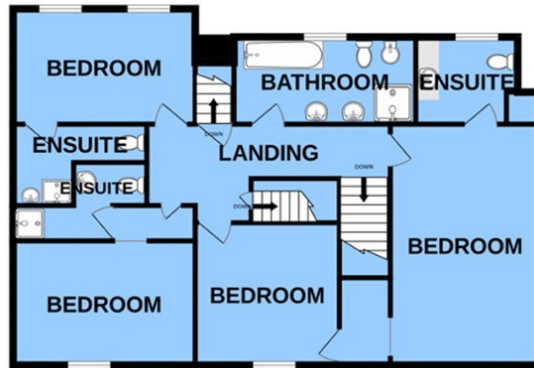
#### **GARAGE/WORKSHOP**

39' 10" x 17' 0" (12.14m x 5.18m) With power and light. CARPORT 40' 3" x 18' 10" (12.27m x 5.74m)

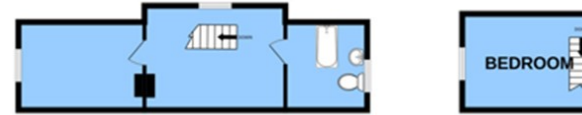
#### **OUTSIDE**

The property is approached from the rear with shared access leading to the garage and carport. The rear garden is extensively planted, partly wall enclosed. The shared driveway also provides a Right of Way access into the formal garden. The front of the property looks out over the formal gardens that provide a large wraparound patio, ballustrade enclosed with planted planters that open out onto the formal gardens which are predominantly laid to lawn with decorative box hedging, established borders and many plants, shrubs and specimen trees. To one side is a small orchard, part of which is enclosed with an original 8' wall. To the other side of the property, access is given to the rear of the garage with paved pergola covered patio, kitchen garden, swimming pool base. There are also 3 useful sheds.

FIRST FLOOR



SECOND FLOORS



GROUND FLOOR

