# PHILLIPS & STUBBS

coastal + COUNTRY

The Old Custom House occupies a commanding position fronting a cobbled street in the heart of the Conservation Area of the Ancient Town and Cinque Port of Rye, renowned for its historical associations, medieval fortifications and fine period architecture. Queen Elizabeth I reputedly visited the property during her stay in Rye in 1573. As well as its charm and history, the town has a comprehensive range of shopping facilities and an active local community, with the arts being strongly represented. Festivals include the Rye Bay Scallop Week, Maritime Festival, Rye International Jazz Festival and the Rye Arts Festival. From the town there are local train services to Eastbourne and to Ashford International where there is a high-speed service to London St. Pancras in 37 minutes. Sporting facilities in the area include golf at Rye, tennis at Rye Lawn Tennis Club with reputedly among the very best grass courts in the country, sailing on the south coast and many fine countryside and coastal walks.

A panelled front door with a large hood above resting on carved consoles, opens to a reception hall comprising a screens passage with a flagstone floor and archways to either side with sunken spandrels. The well-proportioned living room, which has two windows overlooking the church, has exposed timber framing and an exceptional 7' wide stone fireplace with pyramidal sunk spandrels and seven bays of early 16th century linenfold panelling above. Adjoining is a sitting room, the former 'counting house', lined with Elizabethan panelling, which has a stone fireplace of the same period with an enriched frieze and panelled overmantle and flanked by fluted pilasters that carry fluted consoles below the moulded and dentilled cornice of the room, together with exposed timber framing including a dragon beam. The dining room has a flagstone floor, panelling to one wall and a fireplace with a cast iron grate.

To the rear of the hall is a breakfast room overlooking the garden which has panelled walls and a terracotta tiled floor. Adjacent is a study with French doors opening to the garden. The kitchen is fitted with an extensive range of cabinets comprising shaker style cupboards beneath granite work surfaces with an undermounted sink, vertical sliding larder drawers, a built-in microwave, an integrated double drawer dishwasher, an American style fridge freezer and an Everhot cast iron range cooker. Beyond is a rear lobby with a door to the garden and a cloakroom. From the hall, steps lead down to a vaulted stone cellar, 9 ft high and divided by chamfered stone ribs into six bays.
An Elizabethan oak staircase with turned balusters and square newels with ball heads, together with a dog-gate made of latticed oak battens, leads to the first floor. All the bedrooms overlook Church Square. The principal bedroom has an en suite bath and shower room. There are two further double bedrooms on the first floor, one of which has an en suite shower room, together with a well-appointed bathroom. On the second floor, there is a heavily timbered attic bedroom with a King Post.

Outside
Very much a feature of the property is the delightful walled rose garden to the rear with flagstone paving, arbor and a raised circular terrace. Available by separate negotiation are two single garages located close-by in Watchbell Lane. Additional Parking: A resident's parking scheme is currently operating in Watchbell Street and Gun Garden, whereby permanent residents can apply for a permit for 12 months to park on a "first come, first served" basis in a restricted part of the street, subject to availability. For further details please contact East Sussex Highways 01424 220022.

Further Information
Local Authority: Rother District Council. Council Tax Band G
Mains electricity, water, gas and drainage.
Predicted mobile phone coverage: EE Three and 02
Broadband speed: Superfast 80Mbps available. Source Ofcom
River and Sea Flood risk summary: Very low risk. Source GOV.UK

Offers In Excess Of £1,500,000 Freehold

# The Old Customs House 58-60 Church Square, Rye, East Sussex, TN31 7HF

A signature building of great architectural interest, fronting a cobbled street in the Conservation Area, comprising a beautifully presented, notable Grade II Listed sixteenth century house with a Georgian facade overlooking St Mary's Church, together with a walled garden and nearby garaging.

• Substantial House within Rye Citadel • 4 Reception rooms • 4 bedrooms • Main bedroom with en suite • Sunny Kitchen / breakfast room • Medieval cellar • Walled garden • Gas central Heating • Chain free

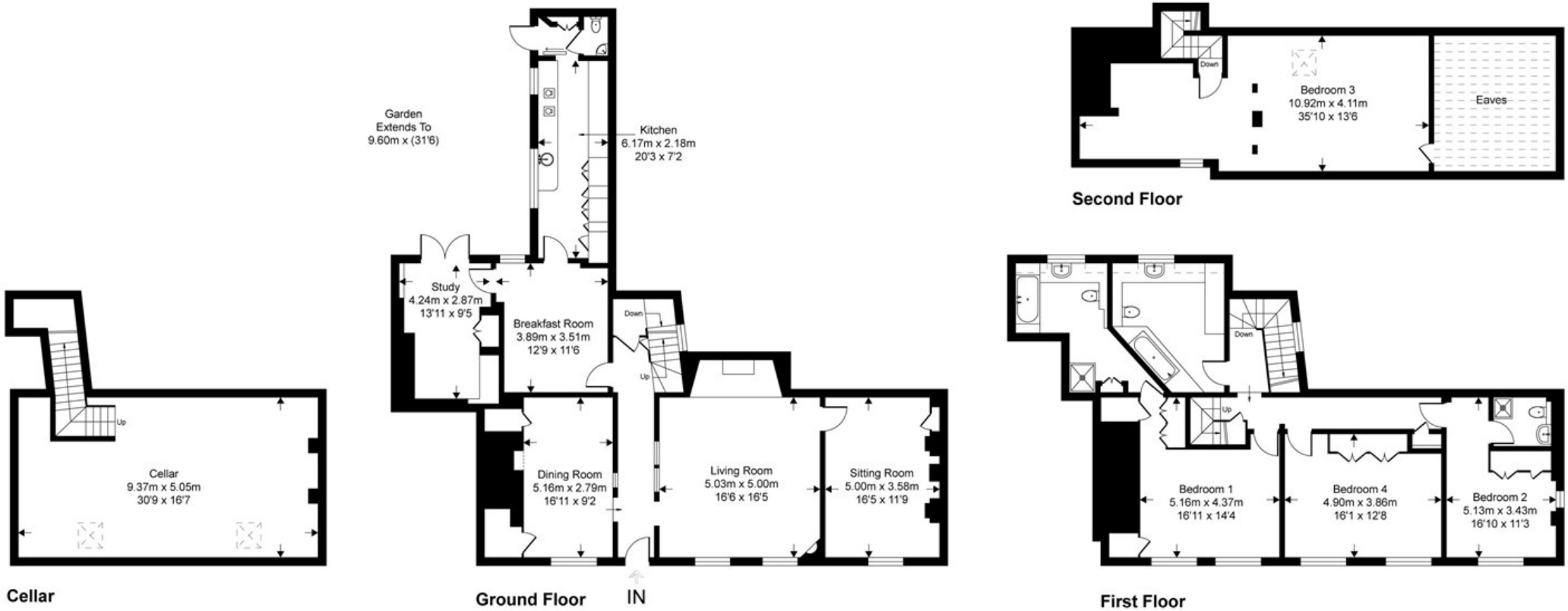
Directions: The property will be easily identified in Church Square to the west of the Church of St Mary itself.

EPC: D
Local Authority: Rother District Council
Council Tax Band: G

= Reduced headroom

# Church Square

Approximate Gross Internal Area = 322.9 sq m / 3476 sq ft
(excludes restricted head height)




This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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47-49 Cinque Ports Street, Rye, East Sussex TN31 7AN 01797 227338 rye@phillipsandstubbs.co.uk
Mayfair Office, 41-43 Maddox Street, London W1S 2PD 0207 467 5330 mayfair@phillipsandstubbs.co.uk

www.phillipsandstubbs.co.uk