

PHILLIPS & STUBBS



coastal +
COUNTRY



The property occupies a rural location within an Area of Outstanding Natural Beauty being set off a quiet, unmade no through farm track about 1/2 a mile from the centre of the favoured village of Iden, which sits on a hill overlooking the Rother Levels, and has a local community owned convenience store and post office, bowls club, Norman church with castellated bell tower, village hall and cricket ground. From the village there are numerous footpaths and lanes leading across the surrounding countryside and down to the Royal Military Canal. Two miles to the south is the Ancient Town and Cinque Port of Rye, renowned for its historical associations, medieval fortifications and fine period architecture. As well as its charm and history, the town has a extensive range of shopping facilities and an active local community, with the arts being strongly represented. Rye Arts Festival and Rye Jazz Festival are held annually and there is a two-screen cinema, arts centre and café in Lion Street. From the town there are local train services to Eastbourne and to Ashford International, from where there are high speed connections to London St Pancras in 37 minutes. The attractive Wealden town of Tenterden, with wide tree lined High Street, is 9 miles and offers Waitrose and Tesco supermarkets together with Homewood Secondary School and a more comprehensive range of shops. In Peasmarsh village (2 miles) there is a large independently run supermarket. The coast is nearby with Rye Nature Reserve and the spectacular dunes and sandy beach at Camber 6 miles.

A contemporary two storey barn-like house, designed by England Architecture in 2007 to have a reduced carbon footprint, covered in chestnut cladding and hand split timber shingles to match the surrounding vernacular with grey framed oblong slot windows and large glass panels allowing open views into the countryside. Internally, light pours into an incredibly open plan, airy living space. The ground floor is poured concrete and the walls are a cloudy limewash. In addition, there is converted garage/studio over two floors with temporary accommodation presenting black painted timber clad external walls beneath a galvanised profile metal roof to emulate local farm buildings.

The property is approached via an entrance canopy with double doors opening to a hall with oak stairs to the first floor. To one side is the double aspect living room with a fireplace and fitted wood burning stove, views of the adjoining countryside and a sliding divider wall with the dining room.

The double-height open plan kitchen and dining room has a wall of floor-to-ceiling sliding glass windows, which look out over the garden onto the open countryside beyond. The kitchen has a range of bespoke fitted rustic cupboards including a sink and an integrated dishwasher, open display shelving and a range style Falcon cooker. A walk in pantry has a sink unit and shelving for storage. A rear boot room/lobby has a cupboard housing a

washing machine and tumble dryer, a sink unit and door to the garden.

The double aspect study has fitted book shelving to one wall and a double bedroom with an en suite shower room, also accessible from the lobby, complete the ground floor accommodation.

On the first floor, there is a galleried landing overlooking the kitchen and dining room with two double bedrooms with vaulted ceilings and skylight windows and a bathroom all accessed via streamlined sliding doors.

Outside:

The property is approached from the track via double electric metal gates to a driveway between ancient oak trees leading to a parking area for multiple vehicles between the house and the converted garage studio for temporary accommodation which offers a studio/workspace, utility room and a large double bedroom with a vaulted ceiling and a wet room. To the rear of the studio is a sauna, outdoor shower and ice bath. The naturalised garden has a pond, silver birches, wildflower area and ornamental grasses. Alongside the wall of glass in the kitchen/dining area runs decking made from very narrow planks of chestnut leading out to an area of lawn backing onto farmland. There is also a cabin/home office overlooking the rear garden and adjoining fields.

Further information:

Local Authority: Rother District Council.

Council Tax Band G

Mains electricity, water, and private drainage.

Predicted mobile phone coverage: EE, Vodafone and 02.

Internet Speed: Superfast 41 Mbps

Source Ofcom Flood risk summary: Very low risk. Source GOV.UK

Price Guide £1,695,000 Freehold

Little Florence Farm Randolphs Lane, Iden, Rye, TN31 7PR



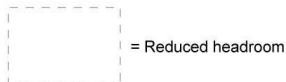
A contemporary barn-like property hidden down a tree lined farm track on the edge of the village affording light filled, largely open plan living space, together with a useful outbuilding and south-westerly facing garden adjoining pasture land.

- Architect designed bespoke house with detached studio
- Living room with woodburner
- Study
- Double height open plan kitchen/dining room
- Utility room
- Boot room/lobby
- Galleried landing
- 3 double bedrooms, one en suite
- Air source heat pump - Underfloor heating - Biogester drainage
- Garden cabin/home office



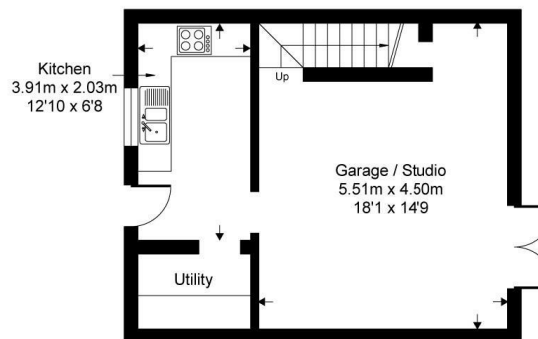
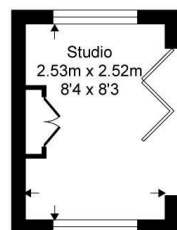
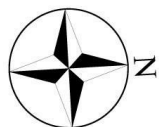
Directions: From Rye, proceed out of the town on the A268 heading towards Peasmarsch and after about one mile, bear right sign posted to Iden and Tenterden. On entering the village of Iden, take the first turning on the left into Randolphs Lane. Proceed up the unmade track for about 300 yards where the property will be found on the right hand side.

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

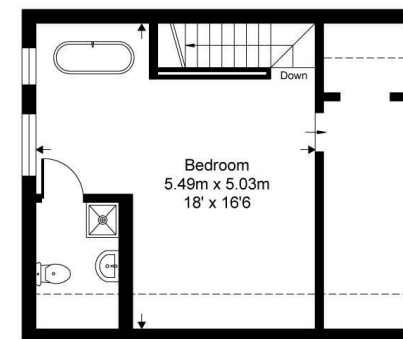


Little Florence Farm

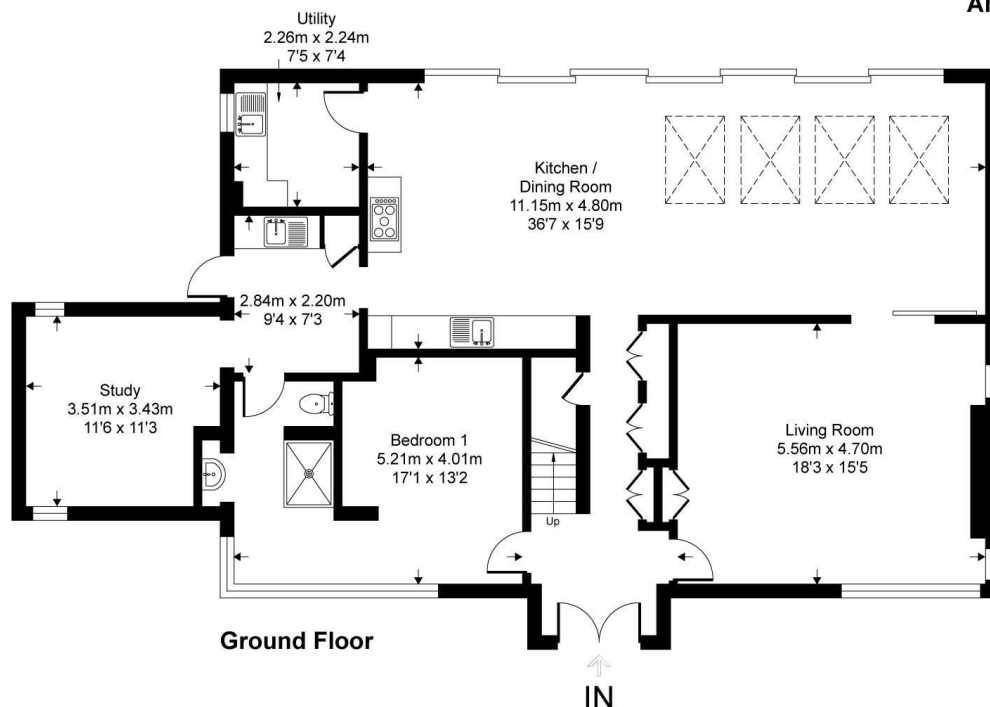
Approximate Gross Internal Area = 216.1 sq m / 2327 sq ft
 Approximate Annexe Internal Area = 62.8 sq m / 677 sq ft
 Approximate Outbuilding Internal Area = 8.9 sq m / 96 sq ft
 Approximate Total Internal Area = 287.8 sq m / 3100 sq ft
 (excludes restricted head height & void)



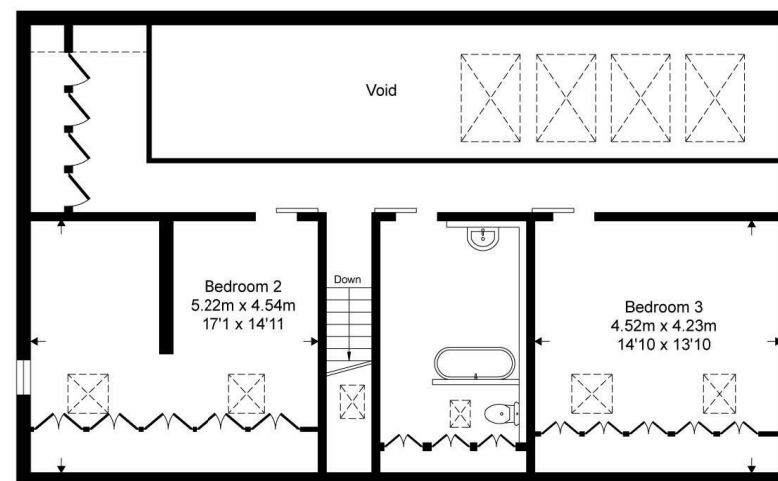
Annexe Ground Floor



Annexe First Floor



Ground Floor



First Floor

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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