

PHILLIPS & STUBBS



coastal +
COUNTRY



The Holt is situated in the village of Icklesham having two public houses, a Memorial Hall, a Church of England primary school and is set in the High Weald Area of Outstanding Natural Beauty. The Ancient Town and Cinque Port of Rye, renowned for its historical associations and medieval fortifications, is about 6 miles and provides local shopping facilities. The Ancient Town of Winchelsea, one of the few examples of a bastille town in England based on the grid-iron street plan with wide, regular streets arranged around a giant square and the incomplete cathedral type church of St. Thomas the Martyr, is within 2 miles. Local train services from Rye to Brighton and to Ashford from where there are high-speed connections to London St Pancras (37 minutes). 6.5 miles to the west is the historic Old Town of Hastings, a picturesque landscape of cobbled streets, medieval buildings, Regency architecture, seafront and tall fishing huts. Hastings offers a comprehensive range of shopping facilities and a direct rail service to London.

A substantial Lutyens style country house (unlisted) built in the early 1930's with many original period features including oak flooring, herringbone parquet, leaded light oak framed windows, decorative fireplaces and good ceiling heights. Having been in the same ownership for over 40 years the property is now in need of general modernisation and updating.

The accommodation comprises front door into a lobby opening into the main hall with double doors and views over the rear garden. Main staircase rising to the first floor and steps down to a cloakroom. The drawing room is double aspect and has a bay window and open brick fireplace. The dining room overlooks the rear garden with fireplace and doors to the kitchen and study. Kitchen has herringbone parquet flooring and is fitted with a basic range of units with a pantry.

The rear hall has fitted cupboards, secondary staircase, door to outside, walk in storage cupboard, cloakroom and utility room.

Main first floor galleried landing with oak flooring, bedrooms have pine flooring. There are four bedrooms off the main landing with views over the garden, there is a family bathroom as well as a family shower room and separate w.c. From the main landing a door leads through to the secondary landing and bedroom 5.

Outside: The established parklike gardens are a particular feature of the property with an abundance of specimen trees and shrubs. Approached over a gated gravelled driveway flanked by mature rhododendrons culminating in a turning circle which also leads to the detached 3 bedroom cottage/annexe with useful attached stores. The rear yard has a detached stable building comprising 2 loose boxes and tack room with storage over. A detached double garage has electric up and over doors with attached workshop to the rear and greenhouse to the side. To the rear of the house is a paved terrace, rockery and main lawn with meandering paths leading to a good sized paddock which has its own main road access, there is a second paddock behind the cottage. Beyond a redundant tennis court is the woodland having numerous pathways and gated access onto a public footpath. The whole extending to approximately 11 acres (to be verified).

Local Authority: Rother District Council. House: Council Tax Band F
Cottage: Council Tax Band E

Mains electricity and water. Private drainage

Predicted mobile phone coverage: EE, Vodafone, Three and 02

Broadband speed: Superfast 80Mbps available. Source Ofcom

River and Sea Flood risk summary: Very low risk. Source GOV.UK

Price guide: £1,750,000 freehold

The Holt, Main Road, Icklesham, East Sussex TN36 4AR



First time on the market for over 40 years – An impressive 5 bedroom detached country house together with a cottage, stabling and set in parklike gardens, paddocks and woodland amounting to approximately 11 acres (tbv)

- Entrance hall • Drawing room • Dining room • Study • Kitchen/breakfast room • Utility room • Rear hall • Two cloakrooms
 - First floor main landing • 4 bedrooms • Family bathroom • Family shower room (separate w.c) • EPC rating F
- Double garage • Stables • Various storerooms • Gardens, paddocks and woodland extending to approx. 11 acres (to be verified)

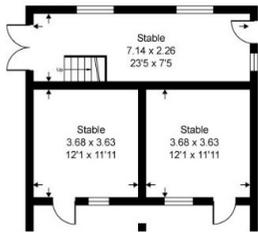
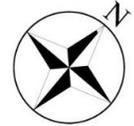


Directions: From Rye, proceed along the A259 in a westerly direction passing Winchelsea Town and on into Icklesham. Continue through the centre passing the Robin Hood public house on the left, the gated entrance to the property is then approx 0.7 mile on the right handside.

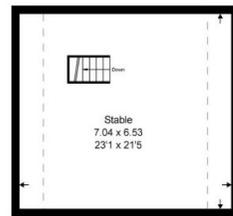


The Holt

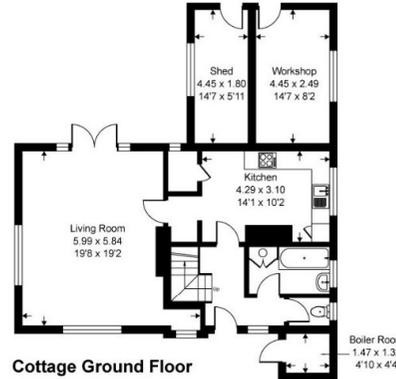
Approximate Gross Internal Area = 388.7 sq m / 4184 sq ft
 Approximate Cottage Internal Area = 108 sq m / 1163 sq ft
 Approximate Garage Internal Area = 60.8 sq m / 655 sq ft
 Approximate Stables Internal Area = 144.8 sq m / 1559 sq ft
 Approximate Total Internal Area = 702.3 sq m / 7561 sq ft
 (excludes restricted head height)



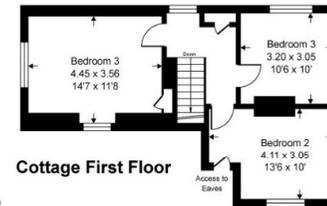
Stables Ground Floor



Stables First Floor



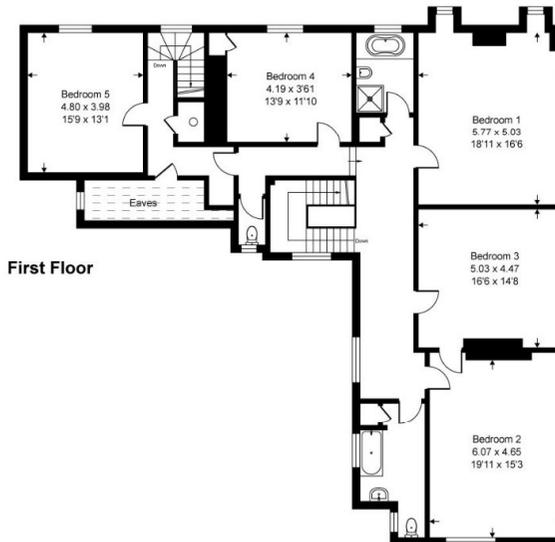
Cottage Ground Floor



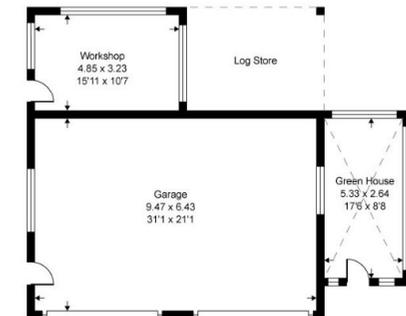
Cottage First Floor



Ground Floor



First Floor



Garage / Outbuilding

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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