



The Officers House

Coastguard Square

Rye Harbour, East Sussex TN31 7TS

A beautiful detached home, presented to an exacting standard within a short walk or cycle of the harbour nature reserve and beach. Close to the Cinque Port town of Rye. Perfect as a second home or holiday let investment.

Guide price £650,000



Accommodation

- Entrance hall • Sitting room • Drawing room • Dining room • Kitchen • Cloakroom • Master bedroom with shower room en suite • Three further bedrooms • Family bathroom

Outside

- Gardens with decked terraces • Gravel drive providing off road parking • Wooden garden store

Communications

- Rye 2 miles • Winchelsea 3.5 miles • Hastings 13 miles • Tenterden 15 miles





Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars.

If any points are particularly relevant to your interest in the property please ask for further information.

We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

It should not be assumed that any contents/ furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regards to parts of the property that have not been photographed.

All descriptions, dimensions, areas and necessary permissions for use and occupation and other details are given in good faith but any intending purchaser must satisfy themselves by inspection or further detailed request.

The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer or a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

Situation

The Officers House occupies a prominent position within Coastguard Square, a quiet, tucked away spot in Rye Harbour.

Rye Harbour is home to a small fishing fleet and has moorings for private yachts as well as a long established life boat station. The village has a general store as well as cafes and two pubs. The Rye Harbour Nature Reserve is a Site of Special Scientific Interest. Accessed by foot or cycle from the house, it has a network of footpaths which provide fascinating walks along the beach, across fields and large areas of shingle. There is the opportunity to observe wildlife from several excellent bird hides.

The picturesque town of Rye is a couple of miles away and has a good range of shops, pubs and restaurants. To the west is the historic town of Winchelsea.

Regular train services run from Rye for Brighton or Ashford. Ashford has the fast train service into London St Pancras and there are international train services to the Continent. There is access to the M20 at Ashford and the M25 via the A21.

The Officers House

The house was built in the 19th century as a billet for the officer commanding the company of Dragoons that were stationed at Rye Harbour. The current owners have sympathetically extended and renovated this Georgian house and the result is fabulous.

Natural, neutral tones create a calm and welcoming interior. Think high ceilings, oak floors and an open fireplace. The layout flows beautifully.

The kitchen has been fitted with a range of handmade painted units under a granite work surface. At one end is the dining room with ample space for a decent size table.

The drawing room has a marble fireplace as a magnificent focal point and French Doors opening to the gardens. Either side and above the double doors leading to the hallway are custom made book cabinets.

There is a separate sitting room, making a perfect TV room.

Upstairs the master bedroom has a double aspect with views over the square. It has a stylish shower room en suite with an enormous shower cubicle with power shower. There are double under counter basins with chrome mixers and Italian white marble tops, a heated chrome towel rail and ceramic tiled floor with under floor heating.

There are three further bedrooms, a double and two twins; if the house was to continue to be used as a holiday let, it would comfortably sleep 8.

The family bathroom has a large white steel bath with power shower above, an under counter basin with chrome mixer and Italian white marble top, as well as under floor heating.

Finally there is a clever hidden laundry cupboard which has space to house a separate washing machine and fully vented dryer.

Outside

To one side of the house is a gravel drive with off road parking for a number of vehicles.

The gardens at the Officers House are a real delight. Designed to be in keeping with the local environment and with a view to being low maintenance, a local garden designer has created a seaside garden. A mixture of shingle, decking and paving stones allow you to meander around the planting. To the side and the rear of the house is an enclosed and secluded private garden providing the perfect spot for outdoor entertaining.

To the front of the house is a larger area of planting with a further terrace creating another space to sit and relax.

The Officers House – Holiday Let

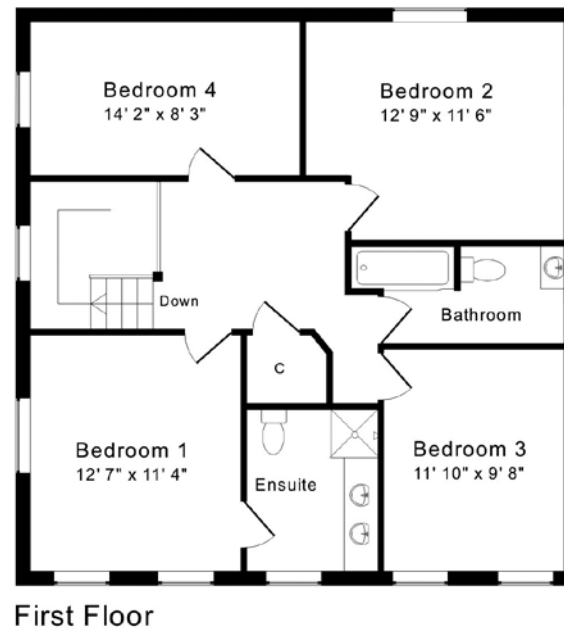
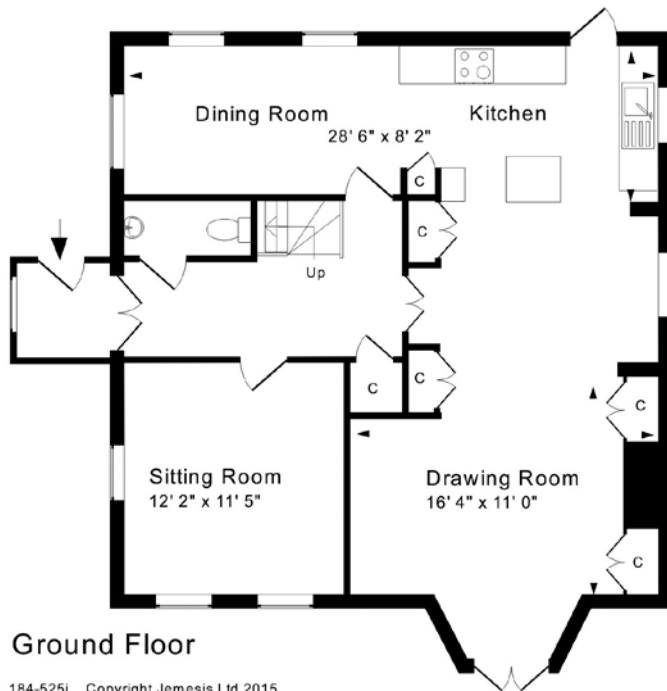
The property is already a very successful holiday let and generates a significant income. The area attracts visitors from all over the country and Europe. You may see how the property is marketed by the current owners by visiting www.onelifeescapes.co.uk.

Services

Oil fired central heating, mains drainage, mains electricity.

Country Houses

DISTINCTIVE COUNTRY PROPERTY



Directions

From the centre of Rye, follow the A259 towards Winchelsea and Hastings. After a short distance, turn left into Harbour Road (signposted

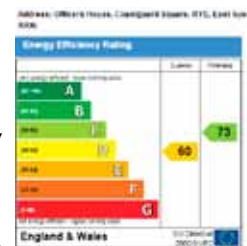
Rye Harbour). Once in the village of Rye Harbour turn left into Mary Stanford Green and then first left into Coastguard square and the Officers House is the first house on your left.

Viewing

Strictly by appointment only. If you would like to view The Officers House, please telephone our offices.

Energy Efficiency Rating

This graph shows the current energy efficiency of this property. The full version of the certificate is available upon request.



Rye Harbour

The story of Rye Harbour has been shaped by its position at a frontier – not only that with the sea but also of the country.

The initial establishment was that of a company of dragoons in 1805, followed shortly after by the first fishermen's huts and the building of the Martello Tower.

As the Napoleonic wars ended so the smuggling trade which had long flourished all along the south coast again increased.

Rye Harbour is now home to

a small fishing fleet and has moorings for private yachts as well as a long established life boat station. The village has a general store as well as cafes and two pubs. The Rye Harbour Nature Reserve is a Site of Special Scientific Interest. It has a network of footpaths which provide fascinating walks along the sea shore, across fields and large areas of shingle. There is the opportunity to observe wildlife from several excellent bird hides.



Are you planning to sell your house?

Not everyone needs to sell their house in order to buy, but the reality is that the majority of us do!

Maybe you are in the early stages of looking for suitable properties, and need an accurate valuation of your home, and maybe some advice to help you with your plans – I would be pleased to help. Perhaps your house is already on the market, and you'd like a second opinion, I can help with that too.

To successfully sell your house at the right price and buy the next one, it is essential to have an Agent with proven local knowledge and valuation experience. Valuing and selling houses in and around the Tenterden area every single day, makes me the best man for the job.

The first few weeks of marketing your house are vitally important. Having an Agent that can put your house in front of the right buyers from the outset makes all the difference.

At Hobbs Parker, we have specialist agents within Tenterden Homes, The Villages, Country Houses and Equestrian Properties with dedicated valuers specialising in these properties.

With over 160 years of experience in Tenterden and its surrounding villages, Hobbs Parker offers you all of this expertise and experience under one roof.

Whatever stage you are at, feel free to give me a call. I would be happy to help



Simon Godfrey
Director & Head of
Hobbs Parker Tenterden Homes