

# PHILLIPS & STUBBS

LOOKOUT COTTAGE  
STRAND HILL  
WINCHELSEA  
EAST SUSSEX  
TN36 4EA



## Price Guide: £500,000 Freehold

A WELL PRESENTED GRADE II LISTED PERIOD COTTAGE SET ON HIGH GROUND IN THE CONSERVATION AREA OF THE ANCIENT TOWN WITH FAR REACHING, WIDESPREAD VIEWS ACROSS THE PETT LEVELS TO THE SEA.

Living Room | Dining Room | Kitchen | Inner Hallway/Study Area | Cloakroom | Landing | Two Double Bedrooms | Dressing Area | Bathroom | Attic Room | Gas Central Heating | C13th Undercroft | South Facing Garden

Lookout Cottage is located in the Conservation Area of the Ancient Town adjacent to the old town wall and in close proximity to the impressive C14th Strand Gate with its wide gateway between massive round towers. Winchelsea is one of the few examples of a bastide 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. Local facilities include The Winchelsea Farm Kitchen comprising a butchers business, delicatessen and tea/coffee shop together with a primary school, public house and post office/local grocery. For more comprehensive facilities there is the Cinque Port of Rye within 3 miles from where there are train services to Brighton and to Ashford with high speed connections to London (37 minutes) and to the Continent.



A Grade II listed early C18th period cottage presenting external elevations of part ragstone and tile hanging, set with timber casement windows, beneath a pitched peg tiled roof. Internal features include exposed timber framing, a fine inglenook fireplace and natural wood floors. Beneath the cottage is one of the original Winchelsea undercrofts. Historical Note: The Look-out was the ordained position for the look-out man during the time of the French Wars. The resident of the cottage had this responsibility and the last paid incumbent was duly imburshed with the annual sum of £1.12.6d, ending in 1943. The author, Conrad Aiken, lived in the property from 1922-24.

The stylish, well presented living accommodation is arranged over three floors, as shown on the floor plan, and is approached from the front garden through either the living room or the kitchen.

The living room, which overlooks the Strand Gate to the front, has white washed ceiling beams, wood block flooring, a fine inglenook fireplace with natural brick surrounds, oak bressumer and a fitted wood burning stove together with a glazed door leading onto the rear garden.

Adjoining is a dining room with white washed ceiling timbers, natural wood flooring and a range of fitted storage cupboards to one wall.

The kitchen overlooks the rear garden and is fitted with a range of light oak fronted units incorporating cupboards and drawers beneath wood block work surfaces with a built-in 'fridge, below counter space and plumbing for a washing machine an inset enamel sink and a gas Rayburn cooker.

At the rear of the house is an inner hallway/study area looking onto the garden and beyond, a cloakroom with a close coupled WC and wall mounted wash basin.



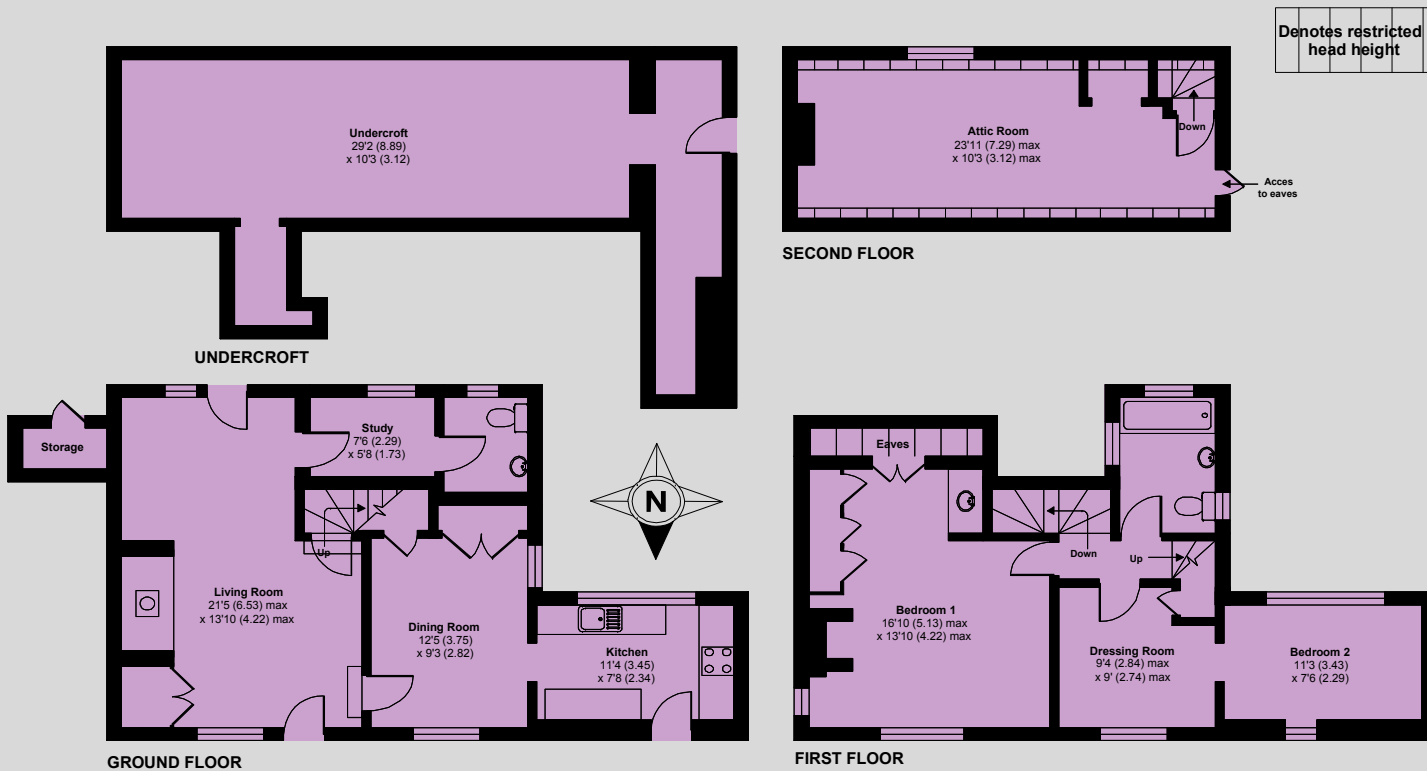
On the first floor, bedroom 1 is triple aspect and enjoys views over the Strand Gate, across National Trust land to the rear and over Pett Level to the sea in the far distance. The room has exposed wood flooring, ceiling beams and a wash basin with a tiled surround.

Bedroom 2 is double aspect and is open to an adjoining dressing area. The bathroom is mainly tiled and has white fittings comprising a close coupled WC, a wash basin set in a vanity unit and a panelled bath.

On the second floor, is a below eaves attic room with restricted head height and a dormer window to the rear.

Outside:

Beneath the cottage is a C13th undercroft, with access from the front via stone steps and an old wood door. The undercroft was modified during World War II when strengthened as an ammunition store to serve a gun emplacement on land immediately adjoining the



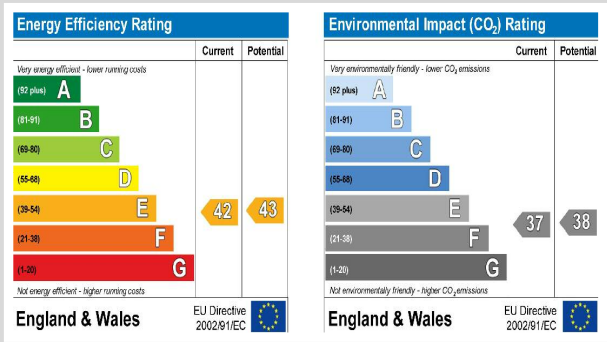
cottage where now stands the public lookout shelter attached to the house.

**Garden:**  
To the rear of the house is an interesting and carefully planned south facing area of garden 50' x 30' approximately, adjoining National Trust land in private use, laid out in a traditional cottage style, being set down to lawn with mixed flower beds, shrub borders, a large Yew tree and wide paved terraces. Attached to the cottage is a brick store and in addition, there is a summer house. Beyond the main garden is a further area of terraced gardens on three levels with stone and brick retaining walls, paved pathways and a viewing terrace with a fabulous outlook across Pett Level to the sea in the far distance.

APPROX. GROSS INTERNAL FLOOR AREA 1713 SQ FT 159.1 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Phillips & Stubbs and no guarantee as to their operating ability or their efficiency can be given.

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Local Authority: Rother District Council  
Viewing: Strictly by appointment

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