

PHILLIPS & STUBBS

LITTLE
STONELINK
ROSEMARY LANE
FAIRLIGHT
EAST SUSSEX
TN35 4EB



Price Guide: £595,000 Freehold

A DETACHED GRADE II LISTED THATCHED COTTAGE OCCUPYING A RURAL SETTING BETWEEN THE VILLAGES OF FAIRLIGHT AND PETT SET IN MATURE GARDENS AND GROUNDS OF APPROXIMATELY 1 ACRE.

ENTRANCE HALL | LIVING ROOM |
DINING ROOM | KITCHEN | UTILITY ROOM |
CLOAKROOM | BATHROOM | FIRST FLOOR
LANDING | MAIN BEDROOM WITH EN SUITE
BATHROOM | TWO FURTHER BEDROOMS |
GAS HEATING | OUTSIDE DRIVEWAY
PROVIDING OFF ROAD PARKING |
GARAGE 19'5 X 18'0 | ATTACHED OFFICE 15'3
X 8'9 | GARDENS AND GROUNDS OF
APPROXIMATELY AN ACRE |



Little Stonelink occupies a rural location and a sheltered valley surround by undulating countryside. Nearby at the coast of Pett Level there is a wide expansive land which is a haven for wildlife together with a beach. To the east is the Ancient Town of Winchelsea being one of the few examples of a Bastille Town of England based on a grid iron street plan with wide Roman style streets arrange around a giant square. To the west is Fairlight Country Park with sandstone cliffs, tree covered glens and fire hills. The Ancient Town and Cinque Port of Rye renowned for its period architecture and historical associations is within 7 miles and offers a main line train service (Brighton to Ashford line) to Ashford International with connections to the Continent and high speed service to London St. Pancras in 37 minutes. Alternatively, further main line stations can be found at Hastings and Battle to Charing Cross, Cannon St and London Bridge. The A21 provides access to the M25 and beyond. The locality offers a varied range of leisure facilities including coastal and countryside walks, sailing, fishing and bird watching on the local marshes.

Forming a Grade II Listed detached cottage presenting brick and part timbered elevations beneath a thatched roof (the thatch was overhauled in 2006). Internally the cottage has been renovated to a high standard retaining the original charm and character of the property including exposed timbers and brickwork.

The accommodation comprises front door into a 24' long Entrance Hall having quarry tiled flooring, exposed timbers and stairs rising to the first floor, two built in cupboards.

The Living Room has an open inglenook fireplace with tiled hearth, exposed timbers. There are two windows to the rear as well as a French window out onto the rear garden. Built in cupboard, latch door with secondary staircase rising to bedroom 2.



The Dining Room has a fireplace fitted with a woodburning stove, exposed timbers and a window to the rear.

The Kitchen has a good range of built in base and wall mounted units incorporating a ceramic sink, tiling to splashbacks, built in larder, ceramic tiled flooring, beech work surfaces, a gas range cooker with extractor fan, inset lighting and windows to front and rear. Door with stairs rising up to the en suite bathroom (off bedroom 1).

The Utility Room has quarry tiled flooring, Butlers sink, space and plumbing for washing machine, gas fired boiler. Windows to front and rear and door out onto the rear garden, hatch to loft space and door through to Cloakroom comprising low level wc, wall mounted wash hand basin.

Downstairs bathroom comprises panelled bath with mixer tap/shower attachment, pedestal wash hand basin, low level wc, quarry tiled flooring and built in airing cupboard, windows to the front and side.

On the first floor landing there are exposed timbers and door off to all bedrooms, built in eaves cupboard.

Bedroom 1 has a part vaulted ceiling with exposed timbers and windows to the front and rear with a door through to the en suite bathroom comprising a roll top bath with ball and claw feet with mixer tap/shower attachment, low level wc, bidet, wash hand basin, part exposed oak floor boards and exposed timbers with stairs down to the kitchen.

Bedroom 2 has an exposed brick chimney breast,

window to the front and rear and wall mounted wash hand basin, door and stairs down to the living room. Additional door with stairs rising to a small attic space.

Bedroom 3 has exposed timbers with a window overlooking the rear garden.

Outside.

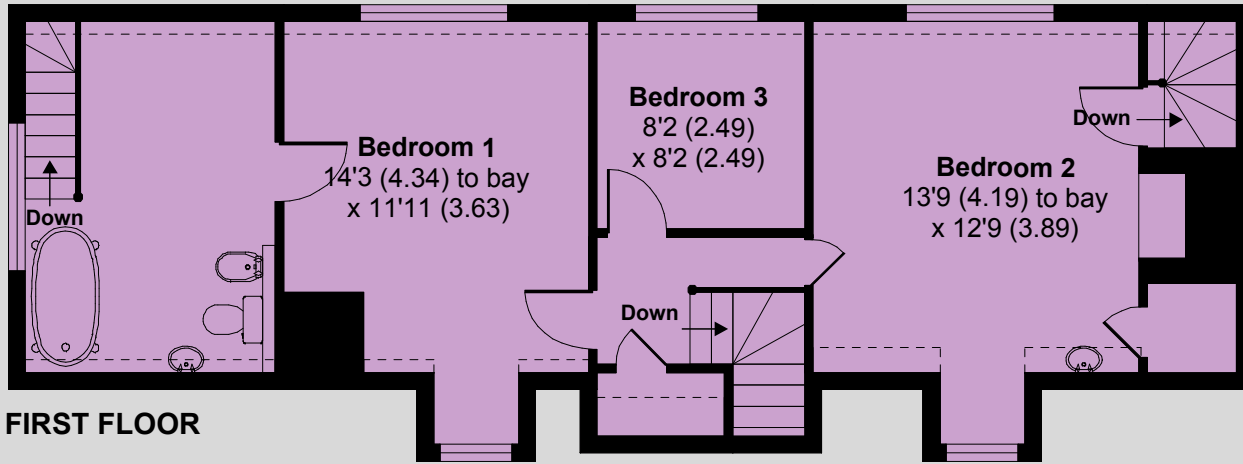
To the front of the property there is a driveway providing off road parking as well as access to a detached garage 19'5 x 18'00 with twin double doors, light and power connected, window and personal door

to the rear. An internal door leads through to the attached office 15'3 x 8'9 which also has light and power connected, windows to rear and side a glazed door out onto the rear garden, wash hand basin and sliding door to the cloakroom.

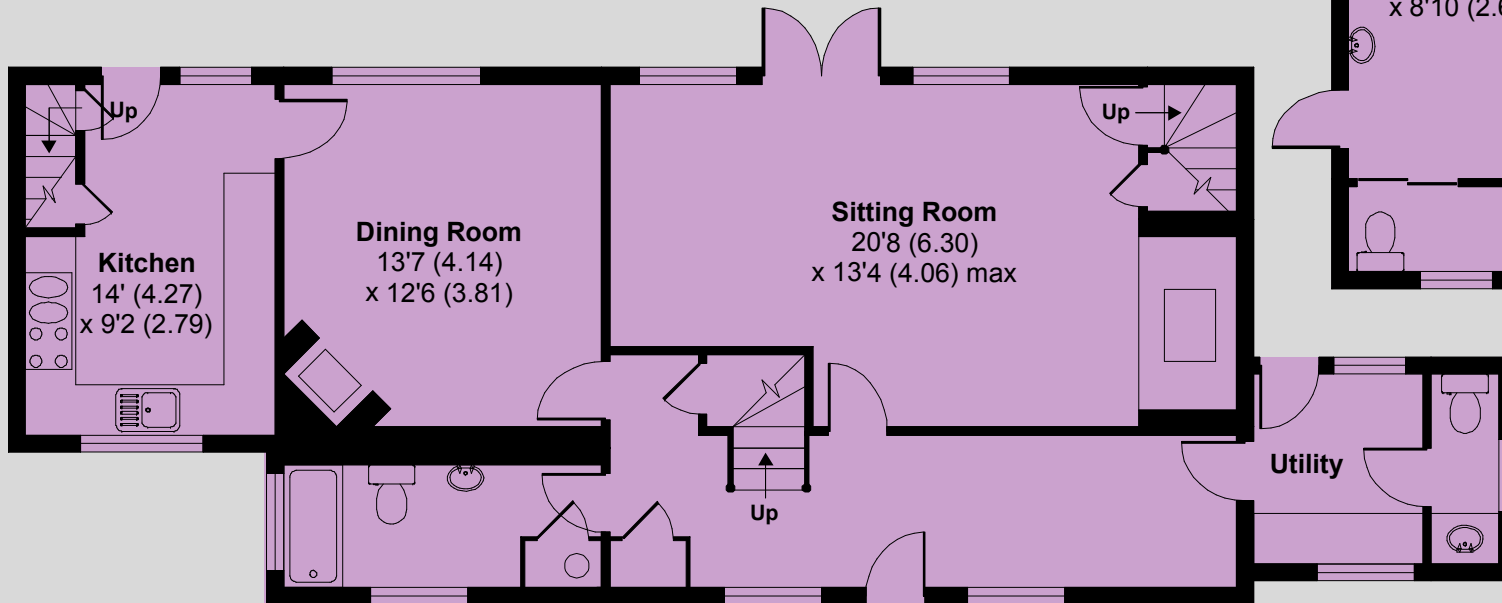
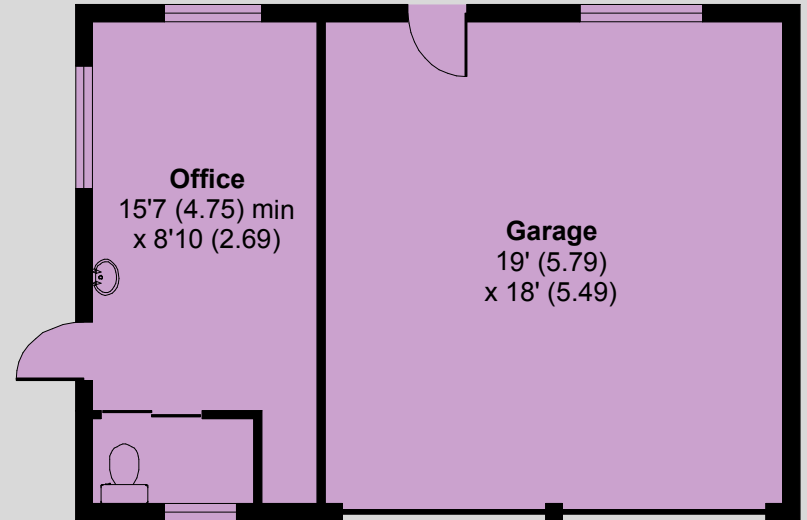
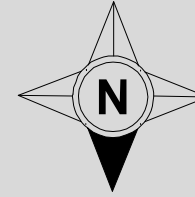
The main area of garden is to the rear and side of the property having an extensive area of lawn with terrace, lightly wooded area dispersed with shrub and flower borders, outside tap and log store. The property backs onto farmland, the whole believed to extend to approximately an acre (TBV).

Directions. Leaving Rye in a westerly direction on the A259 after approximately 2 miles turn left signposted Winchelsea Beach. Continue along this road passing through the village of Winchelsea Beach, Pett Level and onto Fairlight. After climbing a reasonably steep hill and just before entering Fairlight you will see a Farm shop on your right and immediately past this turn right into Rosemary Lane where the property will be found after approximately half a mile on the left hand side.





FIRST FLOOR



GROUND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 2124 SQFT / 197.3 SQM (Includes Detached Garage)

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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