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Country Houses

Great Knelle Manor Beckley Rye East Sussex

DISTINCTIVE COUNTRY PROPERTY







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Great Knelle Manor

Whitebread Lane
Beckley, Rye, East Sussex TN31 6UB

An atmospheric Georgian farmhouse listed Grade II with evidence of much earlier origins and located well away from busy roads and surrounded by its own bucolic gardens with pool and farmland.

In all about 9.21 acres.







Accommodation

Ground Floor

- Entrance hall (fine Georgian staircase)
- Cloakroom • Dining room • Drawing room
- Breakfast room • Snug/Library • Cellar
- Office • Farmhouse kitchen
- Shower/dressing room • Laundry/boot room
- Cloakroom (2) • Rear entrance lobby

First Floor

- Galleried landing • Main bedroom en-suite
- 2 guest bedrooms en-suite
- Separate WC
- Two further bedrooms with bathroom
- Rear landing (back stairs)

Second floor

- Three attic bedrooms

Gardens and Grounds

- Swimming pool • Vegetable and fruit gardens
- Part walled garden • Barbeque area
- Small arboretum • Lawns • Varieties of trees
- Entrance driveway (security gate)
- Paddocks and field



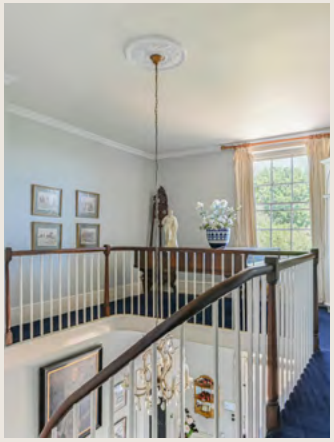












Communication

Beckley – 0.7 miles

Rye – 5.7 miles

Camber Sands – 9.4 miles

Tenterden – 9.2 miles

Hawkhurst – 8.5 miles

Situation

Great Knelle Manor is situated in a most attractive farmland location on the edge of the village and approached via a long farm driveway becoming private as it sweeps around one of the paddocks towards the house.

Beckley is a small and quaint village in the East Sussex countryside known for its rural charm and friendly community. It has a primary school, a village hall, and a local pub.

Wider facilities are available in the nearby village of Northiam along with the renowned Great Dixter House & Gardens. Still more amenities in the historic towns of Tenterden, Hawkhurst and Rye, whilst the coastal town of Hastings is also accessible.

Great Knelle Manor

A quintessentially Georgian farmhouse with evidence of a much earlier Medieval Sussex Hall House and old smuggling associations in common with many homes accessible to the coast.

This substantial farmhouse is built of brick, part tile hung, and colour washed elevations beneath a Kent peg tile roof and benefits from several very handsome rooms with high ceilings, deep skirting boards, original window shutters and period details including antique fireplace surrounds.

The focal point is a stunning Georgian staircase winding to the first-floor gallery above. Tall sash windows are in plentiful supply throughout the house flooding the interior with light.

At the back of the house is a large breakfast room in the style of an orangery with arched windows opening to the garden and swimming pool. Several smaller yet useful rooms include a snug/library, office and laundry. The farmhouse kitchen features both an “Aga” and a “Sandyford” range.

On the first floor, an impressive galleried landing provides access to three wonderful bedrooms en-suite and part of the first floor is annexed and also accessible from the back stairs, having two further bedrooms and a bathroom. On the second floor there are three attic bedrooms, formerly servants' quarters.

Gardens and Grounds

The house is surrounded by its own gardens including a swimming pool (unheated), extensive lawns, mixed beds, a pergola draped with a white Wisteria, pretty vegetable and fruit gardens with raised beds, a part walled garden with Crescentia tree and a small arboretum of mixed species. Adjacent is a Coach House and lean-to used for garaging.

Outside of the gardens there are two paddocks and a large field which could be used for equestrian purposes. Nearby stable buildings could be acquired by separate negotiation.

Services

Oil fired central heating (Aga), Mains water via a private supply pipe, back-up generator, private drainage to Septic tank currently serving neighbouring properties in addition. A new system may need to be installed by the purchaser within 2 years.

Fencing

The purchaser is required to fence a new boundary within the field.

• Tenure Freehold • Council Tax: Band G

Connectivity

• Mobile phone coverage • Fibre Broadband

Directions

Satnav: TN31 6UB

What3Words: *commuted.reduction.relax*

Viewing

Strictly by appointment only. If you would like to view this property, please telephone our offices
Ref: C10380 / AEA260036

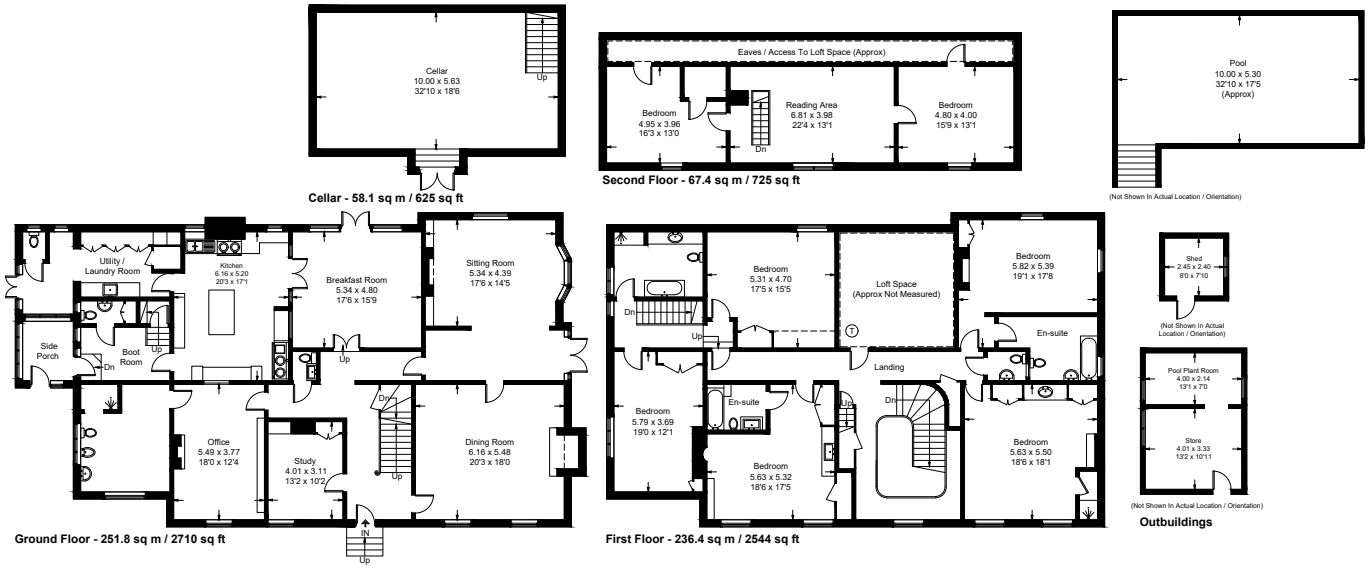








Great Knelle Farm, Whitebread Lane, Beckley, Rye



Approximate Gross Internal Area = 555.6 sq m / 5979 sq ft
Cellar = 58.1 sq m / 625 sq ft
Outbuildings = 28.5 sq m / 307 sq ft
Total = 642.2 sq m / 6911 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1305625)
www.bardenvisuals.co.uk

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Boundaries/Acreage
The plan on these sales particulars and the acreage quoted are based on Ordnance Survey mapping and are provided for identification and guidance only. Interested parties are reminded that the property is sold in accordance with the owners Land Registry Title plan/s and they must satisfy themselves as to the legal boundaries and the quantity of land being purchased.

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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.

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