















Apple Tree Cottage, Old Brickyard,
Rye, East Sussex, TN31

Guide Price: £800,000
Freehold

Reeds Rains

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Council Tax Band: D
EPC Rating: C

Description
Tucked away in a private setting yet within easy reach of Rye's town centre, station and celebrated amenities, this detached character house with its colour-washed render, weatherboard elevations and pitched tiled roof, the property over time has been thoughtfully extended and transformed into a stylish, immaculately presented family home.

Approached via a five-bar gate onto a block-paved driveway, there's off-road parking for four or five cars alongside a detached, open-fronted cart barn style double garage.

Step through the open front porch and double doors into a welcoming living room, complete with an open fireplace, tiled surround and a bay window to the front. The inner hallway tiled underfoot, with built-in cupboards and access to a side terrace leads through to a fully tiled shower room, and a well-appointed kitchen fitted with granite worksurfaces, a Butler's sink, integrated fridge/freezer and dishwasher, and a Rangemaster cooker with five-ring gas hob. A step down brings you to the family/dining room, with a feature oak staircase and finished with oak flooring and skirting boards enhanced by a roof light and doors out to the main garden, a lovely spot for everyday life or entertaining. The oak staircase leads up to the principal bedroom, where double doors open onto a private rear balcony with views towards Playden. A further oak staircase rises to the En-suite bathroom, featuring a roll-top bath, underfloor heating, built-in storage and loft access making this side of the property a genuine retreat within the home. Back on the main first-floor landing, you'll find three further bedrooms, two elegant double rooms and single bedroom currently used as a study, with this area served by a bright bathroom w.c.

Outside, the gardens wrap beautifully around the property, with an extensive area of decking, several seating areas and a shed, plus two further gates leading out to Old Brickyard Lane. A picket-fenced front garden and side terrace add to the home's undeniable kerb appeal.

Throughout, the attention to detail is exceptional boasting bespoke lighting and integrated speaker systems bring genuine style, while gas central heating and an EPC rating of C offer welcome practicality.
This is a rare opportunity to acquire a truly individual home, beautifully finished, thoughtfully laid out, and perfectly positioned for Rye life.

Location
Old Brickyard sits on one of the quiet approaches into the ancient town of Rye, a peaceful, tucked-away spot that still leaves you just a short, flat walk from everything Rye has to offer. It's a genuine best-of-both address: a residential lane with space, privacy and off-road parking, yet close enough to stroll into town for a morning coffee or an evening out.

Rye itself needs little introduction. One of the best-preserved medieval towns in the South East, its cobbled streets, timber-framed houses and Georgian townhouses have been drawing visitors and residents alike for centuries. The Citadel area with its famous Mermaid Street is postcard-perfect, and the town's mix of independent shops, antique dealers, art galleries and highly regarded restaurants gives it a cultural pull well beyond its size.

For everyday life, Rye delivers: a good range of shops, cafés, guest houses and a strong community spirit, along with an established primary school and secondary provision nearby. The town's arts scene is a real feature too, with the annual Rye Festival adding to a lively year-round calendar.

Covered Entrance Porch

Living Room
18'3" x 13'2" (5.56m x 4.01m)

Inner Hallway

Shower Room W.C

Kitchen
11'11" x 10'2" (3.63m x 3.1m)

Family Room
17'10" x 10'2" (5.44m x 3.1m)

Dining Room
14'7" x 7'10" (4.45m x 2.4m)

Landing

Bedroom Two
11'10" x 9'10" (3.6m x 3m)

Bedroom Three
11'10" x 9'11" (3.6m x 3.02m)

Bedroom Four
6'10" x 6'5" (2.08m x 1.96m)

Bathroom W.C

Principle Bedroom
17'10" x 10'6" (5.44m x 3.2m)

Roof Terrace

Second Floor En-Suite Bathroom

Gated Driveway
Extends to 55ft

Double Carport
18'3" x 16'11" (5.56m x 5.16m)

Gardens
Extends to 30ft

Freehold

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For full EPC please contact the branch.



Total floor area: 135.7 sq.m. (1,461 sq.ft.)

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