



**Bull Pen Whitebread Lane, Rye TN31 6UB**  
**£850 PCM**

A one bedroom ground floor cottage with a private courtyard set in an idyllic location benefiting from views out to the working farm, pond, and surrounding countryside. Offering spacious accommodation unfurnished with its own entrance. Available now. Sorry but strictly no dogs at all or DSS. Would suit single working individuals or couples comfortable with a working farm environment.





- Charming Cottage
  - One Bedroom
  - Sorry but NO dogs or children
- Peaceful Location
  - Unfurnished
  - Available from December 1st, 2025

A charming one bedroom cottage situated in an idyllic countryside location within easy access to Rye, Northiam, and Tenterden. This peaceful retreat overlooks surrounding farm buildings and endless acres of fields. There are superb walks to enjoy and free use of the fishing lakes.

The property has a vaulted ceiling with beams and recently painted in neutral colours throughout. This cosy converted stable block comprises: walled courtyard for private use; front door leading to the dining area, open plan through to lounge/kitchen with electric oven and hob, fridge, and range of fitted units. Door to the double bedroom with an ensuite shower room.

Parking for 1 car to the front of the property. A quiet rural home, ideal for those who are used to a working farm.

Overall this attractive property is well proportioned and in a lovely location. It is on a working farm and so it cannot accept children or dogs under any circumstances at any time. However, cats are considered. is included in the rent for a working single person. There is a separate laundry room with a drying area.

Note: For couples, rent, water and sewerage would be extra by negotiation.

Deposit: A deposit of £980 will be payable. This is held within the Deposit Protection Scheme and is refundable without interest at the end of the tenancy provided there is no loss or damage.

EPC: F

Available from December 1st on a long term let, minimum 6 months, on an AST, on a furnished/ unfurnished basis.

