

**RUSH  
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WILSON**



RUSH  
WITT &

**1 Furnace Cottages Furnace Lane, Rye, TN31 6ET**  
**By Auction £290,000 Freehold**

**Rush Witt & Wilson are pleased to offer a rare opportunity to acquire a genuine piece of English rural history.**

**Auction Guide Price – £290,000 - £300,000 Plus fees**

**The property is to be offered online by Clive Emson Auctioneers on 23rd July 2026**

**To register to bid, view legal documentation or for general auction enquiries please contact our Rye office - 01797 224000 or visit their website [cliveemson.co.uk](http://cliveemson.co.uk)**

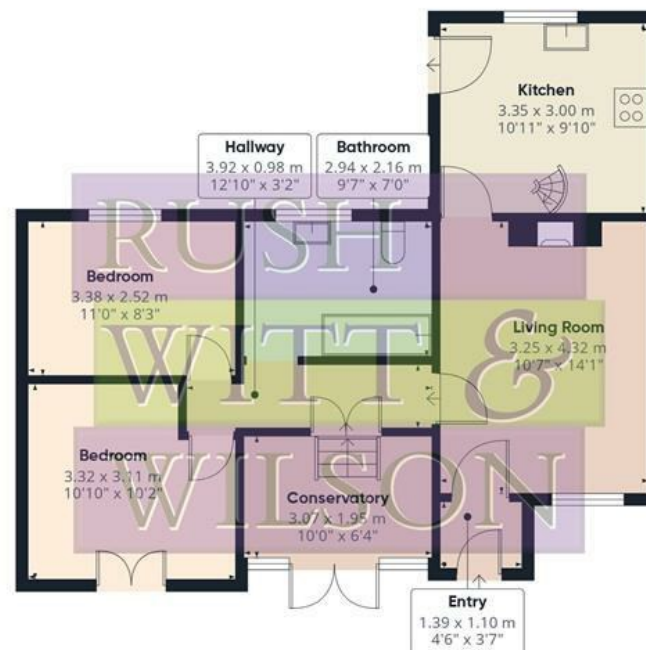
**Tucked quietly off Furnace Lane in the hamlet of Broad Oak, this enchanting attached cottage dates to the 1700s and retains much of the character and craftsmanship that define the finest period homes in East Sussex. Just minutes from the medieval market town of Rye — with its celebrated restaurants, independent shops, and vibrant arts scene — the property offers an exceptional blend of historic charm and countryside tranquillity.**

**The accommodation extends across two floors and includes three bedrooms, a characterful beamed living room with original fireplace and wood-burning stove, kitchen, conservatory, bathroom and shower room. The principal garden lies predominantly to the front, enjoying a generous southerly aspect with open countryside views across the Rother Levels — an outlook that rewards every season.**









**Floor 0**



**Floor 1**



**Approximate total area<sup>(1)</sup>**

78.3 m<sup>2</sup>

843 ft<sup>2</sup>

**Reduced headroom**

7.7 m<sup>2</sup>

82 ft<sup>2</sup>

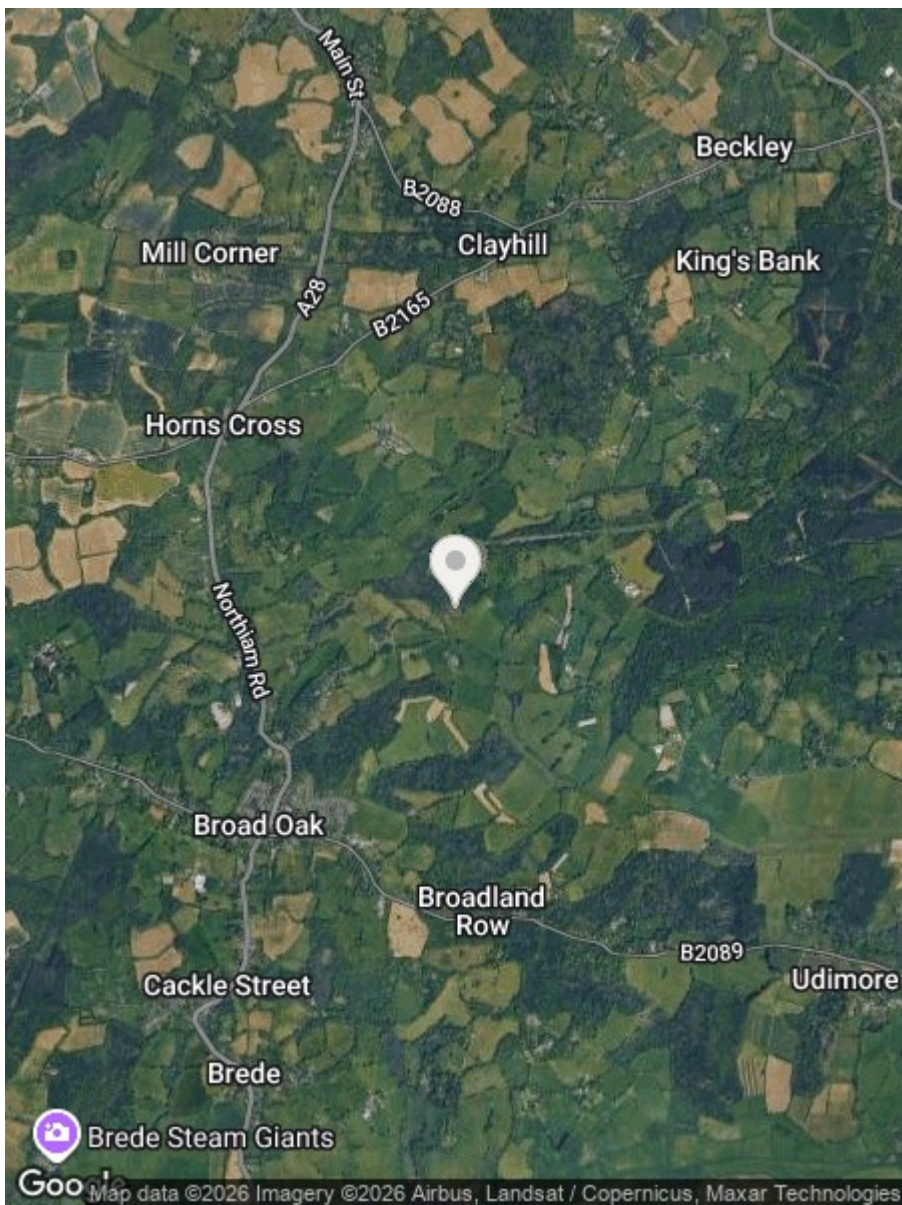
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE 360**



Council Tax Band - E

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC | 82        |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |



Residential Estate Agents  
Lettings & Property Management



The Estate Offices Cinque Ports Street  
Rye  
East Sussex  
TN31 7AD  
Tel: 01797 224000  
[rye@rushwittwilson.co.uk](mailto:rye@rushwittwilson.co.uk)  
[www.rushwittwilson.co.uk](http://www.rushwittwilson.co.uk)