

RUSH
WITT &
WILSON



Cooks Yard Oast New Road, Rye, East Sussex TN31 6HS
Offers In Excess Of £625,000

An outstanding attached oast barn conversion, completed in 2014, offering approx 2,900 sqft of accommodation and set in a beautiful rural location with stunning views of adjoining countryside. The property consists of four double bedrooms, four bathrooms/ three ensuite, kitchen/ breakfast room approx 19' x 19', three reception rooms, two dressing rooms and exposed oak beams and joinery throughout. There is engineered oak flooring, vaulted ceilings, LPG central heating system, double glazed casement windows, extensive off road parking on gravelled area housing double bay open cart-barn lodge, large private gardens to the rear overlooking cherry orchards and adjoining countryside. Viewing comes highly recommended by Rush, Witt & Wilson, sole agents.

Reception

20'2" x 20'0" (6.15 x 6.10)

Reception

18'0" x 14'4" (5.49 x 4.37)

Reception

7'7" x 7'7" (2.31 x 2.31)

Bedroom

20'3" x 17'7" (6.17 x 5.36)

Bedroom

19'3" x 17'7" (5.87 x 5.36)

Bedroom

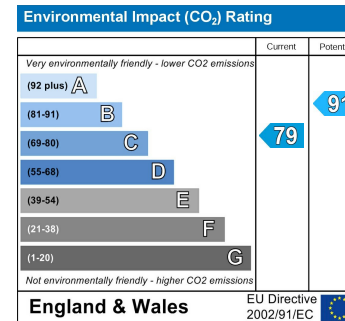
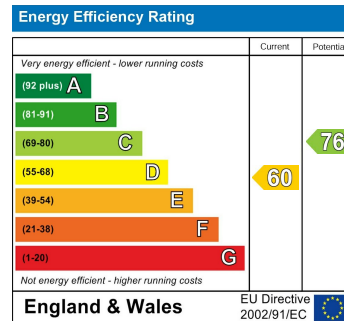
19'3" x 9'2" (5.87 x 2.79)

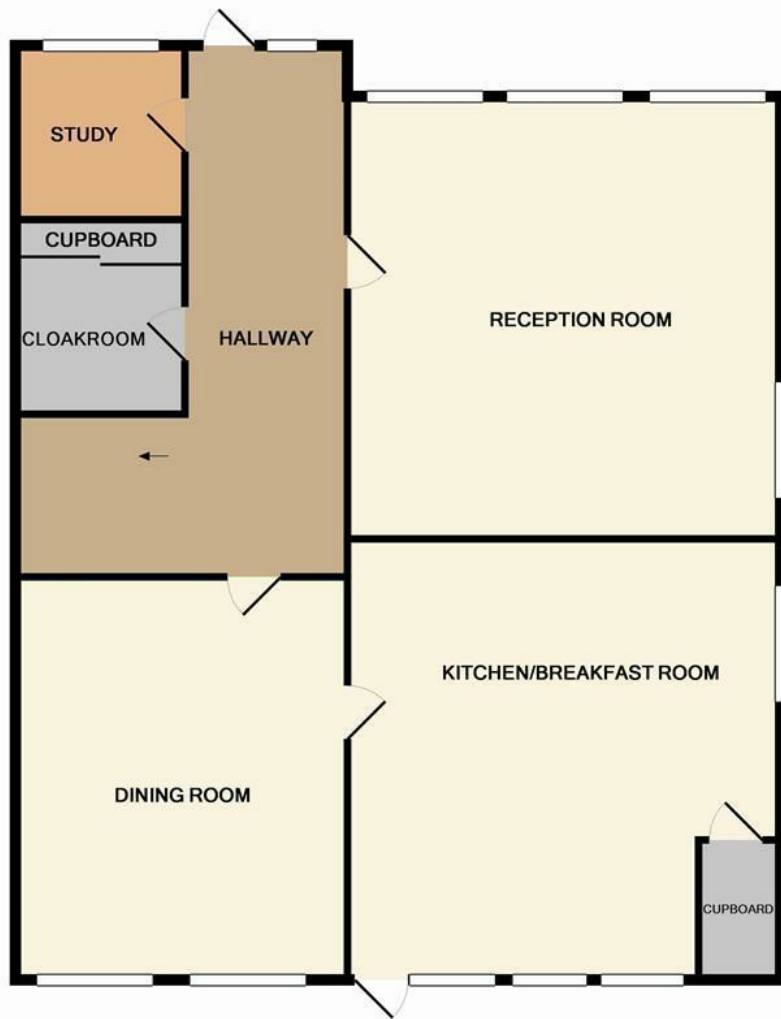
Bedroom

15'2" x 9'5" (4.62 x 2.87)

Kitchen

19'5" x 19'2" (5.92 x 5.84)





GROUND FLOOR
APPROX. FLOOR
AREA 1291 SQ.FT.
(119.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 2631 SQ.FT. (244.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2016



1ST FLOOR
APPROX. FLOOR
AREA 1340 SQ.FT.
(124.5 SQ.M.)

