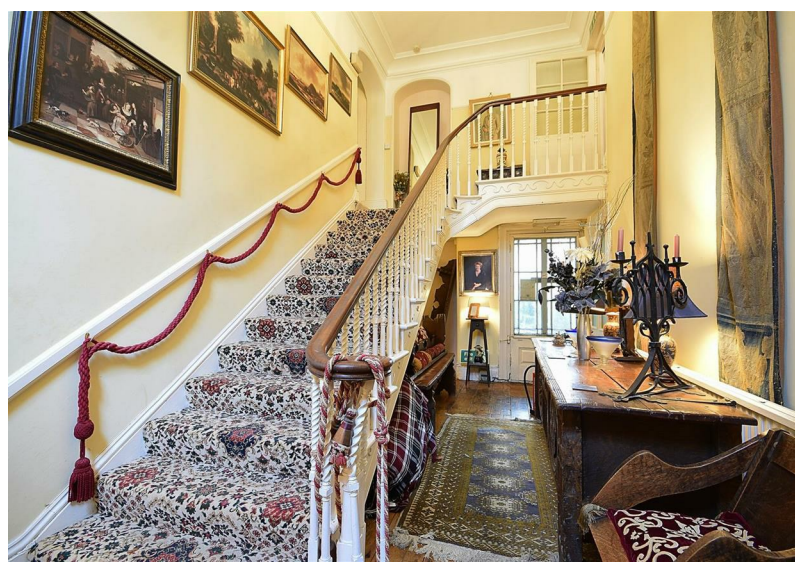


**RUSH
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**The Hayes, Church Lane, Northiam, East Sussex, TN31 6NN.
£795,000 Freehold**

A unique and rare opportunity has arisen to acquire a substantial 4200 sqft Grade II listed 6 bedroom attached Georgian residence formerly run as Country Hotel providing incredibly versatile living accommodation offering huge scope for redevelopment or dual occupancy requirements. Located on a quiet lane within the very heart of Northiam overlooking the village green where reputedly Queen Elizabeth I, as she journeyed to Rye in 1573, sat and ate a meal served to her from the adjoining Elizabethan property of The Hayes. Divided in 2014 the property now comprises a grand reception hall serving a ground floor bedroom with kitchenette and shower room, WC and separate store, spacious bespoke kitchen/breakfast room, adjoining dining room creating a 40' entertaining space and separate drawing room each with attractive bay windows overlooking the gardens. To the first floor are four principle bedrooms each with en-suite bathrooms including a walk-in dressing room and adjoining study/nursery to the master bedroom. On the second floor a further sixth attic room with shower and cloakroom. A spacious basement level offers further living space comprising a lounge / diner, kitchenette, double bedroom, shower room and WC. The property benefits from updated electrics and newly installed boiler from 2014. Outside the property approached via a gated entrance and sits privately amongst a gardens laid to lawn with ornate raised pond and off road parking. The property is located within walking distance to the popular Village amenities including two convenience stores, well regarded bakery and hardware store ,award winning doctors surgery, dentist and opticians. Further High street shopping is available both at the nearby Cinque Port towns of Tenterden and Rye.



Front
Approached from lane via paved path and steps leading to entrance porch via french doors, security CCTV and lighting, shingled path to front enclosed by specimen trees and hedgerow, trellised fence and gate leading into garden.

Entrance porch
External french doors with arched etched glass windows to either side, ceramic tile flooring, ceiling light, obscure glazed hardwood door to reception hall.

Reception hall
21' x 9'5 (6.40m x 2.87m)
Grand reception hall with 16 feet ceiling over a classic Georgian carpeted staircase with Mahogany handrail to first floor landing, solid oak exposed flooring, ornate cornice and picture rail, window to front, double radiator, ceiling light, external door to rear, obscure glazed internal door to inner hallway.

WC
Internal door, push flush WC, basin.

Bedroom 1 / Reception
14'8 into bay x 12'7 (4.47m into bay x 3.84m)
Accessed from reception hall via Internal four panel door, carpeted flooring, bay window seat with sash opening to front, Georgian fireplace which has been capped, access to en-suite shower room, ceiling light, sliding door to kitchenette.

Shower room
Internal door, ceramic tile flooring, push flush WC, wall mounted basin, corner shower enclosure with screen doors and shower mixer.

Kitchenette
10'6 x 8'1 (3.20m x 2.46m)
Accessed via sliding doors, fitted base and wall units with single stainless bowl and mixer tap, space for freestanding oven and washing machine, door to main reception hall, ceramic tile flooring, single radiator, external stable door to side courtyard garden.

Inner hallway
Obscure glazed internal door to inner hallway, exposed wooden flooring, window to rear, single radiator, internal stable door to office / utility, internal full height glazed door to kitchen.

Office / utility
8'1 x 6'8 (2.46m x 2.03m)
Internal stable door from inner hall, carpeted flooring, arched etched glass window to rear.

Kitchen / breakfast room
15'2 x 13'4 (4.62m x 4.06m)
Internal full height glazed door from inner hallway, ceramic tile flooring, open to dining room with a bespoke fitted Neptune kitchen with traditional painted shaker doors beneath solid oak work surfaces, large island with fitted cupboards below and breakfast bar, a selection of eye level display cabinets, sash window to front elevations and under mounted ceramic basin with red granite work surfaces and matching up stands, large catering range oven with 10 ring gas hob, extractor canopy and light above, alcove with fitted American style fridge / freezer, integrated BOSCH dishwasher, exposed joinery, double radiator, ceiling down lights.

Dining room
25'3 x 15'7 (7.70m x 4.75m)
Dual access room from kitchen / breakfast room and Drawing room, exposed wooden flooring, access to drawing room, French doors within bay with sidelights to shingled terrace and gardens, two sash windows to front elevations each with radiators below, feature fireplace which has been capped currently housing and electric stove, floor hatch with stairs to basement level accommodation, internal double doors to alcove leading to drawing room, ornate cornice and picture rail, ceiling down lights, balustrade with steps leading to base level accommodation.

Drawing room
25'9 x 15'6 (7.85m x 4.72m)
Accessed via full height glass door from inner hallway, carpeted flooring, french doors within bay with sidelights to shingled terrace and gardens, ornate cornice and picture rail, Georgian open fireplace with marble surround, internal double doors within alcove to dining room, ceiling down lights.

Stairs and landing
Classic Georgian carpeted staircase with Mahogany handrail to first floor landing, ornate cornice and picture rail, carpeted landing, linen cupboard with slatted shelving, obscure glazed door to lobby with arched window to side elevations and view to Village church, internal door and staircase to attic bedroom 6 with storage cupboard below, internal door to bedroom 2, internal door to inner landing with window to rear, further internal door to lobby serving bedroom 3,4 and laundry room.

Bedroom 2 (Layton)
16'1 x 12'5 (4.90m x 3.78m)
Internal door from landing, carpeted flooring, sash window to front, double radiator, cornice, access to en-suite.

En-suite bathroom
Internal door, tile effect vinyl flooring, low level WC and pedestal basin, single radiator, bath suite with shower over, extractor

Bedroom 3 (Peony)
14'7 x 9'8 (4.45m x 2.95m)
Internal door, sash window to front, carpeted flooring, single radiator, arched storage alcove and cornice, access to en-suite.

En-suite shower room
Internal door, carpeted flooring, traditional Heritage suite with Pedestal basin, WC and bidet, single radiator, large shower enclosure with concealed shower mixer, ceiling light and extractor.

Landing lobby
Internal door from inner landing, ceiling light, single radiator, internal door to laundry room, carpeted flooring with steps extending to bedroom 3 and 4

Laundry room
Internal door from landing lobby, tile effect vinyl flooring, fitted base and wall units, plumbing for appliances, etched glass window to rear, external glazed door to raised balcony with external staircase to rear elevations.

Bedroom 4 (Chamberlain)
17'4 x 17'1 (5.28m x 5.21m)
Internal door, carpeted flooring, grand room with bay sash window to side elevations, Georgian fireplace with marble surround, ornate cornice and picture rail, access to en-suite bathroom.

En-suite bathroom
11'5 x 7' (3.48m x 2.13m)
Internal door with ceramic tile flooring, inset spa bath with ornate panel and mosaic tiling, ceiling shower head, wall mounted mirror, vanity unit with twin basins, sash window to rear, single radiator, push flush WC and bidet.

Bedroom 5 (Canopy)
18'1 x 17'2 (5.51m x 5.23m)
Internal door, carpeted flooring, grand room with bay sash window to side elevations, window to front, fitted wardrobes, Georgian fireplace with marble surround, ornate cornice and picture rail, access to en-suite bathroom and internal door second floor dressing room.

En-suite
Internal door, ceramic tile flooring, shower enclosure with traditional fittings, inset bath suite with brass telephone style rinser, sash window to front with single radiator, wc, bidet and pedestal basin, wall mounted mirror.

Dressing room
Internal door from bedroom 5, carpeted steps to second floor with vinyl flooring, window to rear, linen cupboard and further internal door into passageway with a selection of fitted cupboards either side, internal door to bedroom 6.

Attic bedroom 6
15'4 x 10'1 (4.67m x 3.07m)
Dual access room primarily served from the main landing via internal door, steps extending to second floor, window to front with radiator below, carpeted ceiling with vaulted ceiling, internal door to dressing room, exposed joinery, fitted cupboards and shower, base unit with basin, internal door to cloakroom with pedestal basin and WC.

Basement Living room
15' x 14'2 (4.57m x 4.32m)
External door into main sitting room, carpeted flooring, window to front, wall light and single radiator, access to WC, door with internal steps into main house via hatch.

Basement room
10'6 x 6'8 (3.20m x 2.03m)
Carpeted flooring, a selection of fitted base and wall units with single basin and mixer taps, under stair storage cupboard.

Basement bedroom
10'7 x 7'6 (3.23m x 2.29m)
Carpeted flooring, window to front, single radiator, wall light, cupboard housing gas boiler.

Basement Kitchenette

Basement shower room

Gardens
Privately enclosed south easterly facing garden with shingled terrace from the side elevations, garden is laid to lawn with specimen trees and mature hedgerow, gate to parking area and access to front. Steps extending to basement level accommodation.

Services
Mains gas central heating system, Mains Drainage. Local Authority - Rother District Council.

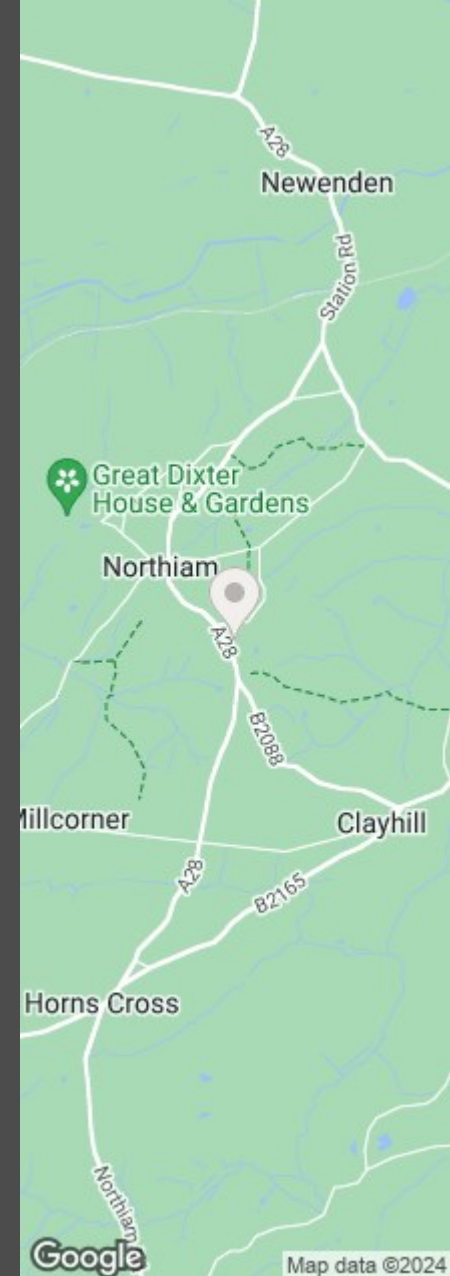
Agents note
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.







Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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