



Merrimaes,
Main Street, Peasmarsh, East Sussex TN31 6YD

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Set in the heart of the High Weald Area of Outstanding Natural Beauty just 6 miles from Camber Sands, this attractive, most stylish 4 bedroom detached period cottage is conveniently positioned within the picturesque village of Peasmarsh, just a short drive from the historic Cinque Port town of Rye.

Beautifully presented throughout, this deceptively spacious property has a fresh, modern, but very homely feel. Indeed, a great deal of thought has been given by the current vendors to create a stylish blend of modern living and period charm. The well proportioned light accommodation includes a beautiful open plan kitchen / dining / sitting room with impressive inglenook fireplace and log burner, a study / snug, cloakroom, bathroom and four good size bedrooms, one of which has a balcony over looking the garden.

The garden itself is south facing and enjoys a good deal of privacy. In addition, this property benefits from an attached garage and off-street parking.

- Unlisted, detached 4 bedroom period cottage
- Beautifully presented stylish accommodation
 - Blend of modern styling and period charm
 - Stunning open plan family living space
 - Inglenook fireplace with inset wood burner
 - Very private, enclosed south facing garden
 - Single garage / off-street parking
 - Local amenities within walking distance
 - Rye & Tenterden 3 and 9 miles distant

SITUATION: "Merrimaes" is situated in the pretty village of Peasmarsh, surrounded by wonderful countryside. The village offers a Jemson's independent supermarket, primary school, post office and two public houses as well as the lovely boutique Flackley Ash Hotel which has health and spa facilities. The nearby Cinque Port towns of Rye and Tenterden which are 3 and 9 miles distant offer a more comprehensive range of local day to day shopping, health, leisure and sporting facilities. The beautiful coast, which is only a short drive away, provides masses of leisure potential in the form of walking, water sports, cycling and fishing. For rail travel, the nearest station is at Rye, with connections to Ashford, which offers high speed services to St Pancras.



The accommodation comprises the following with approximate dimensions: **ENTRANCE LOBBY** The front door opens into a very useful entrance lobby where there is room for coats, boots and free standing storage. Full length windows flood this area with light and give lovely views over the garden. Exposed floorboards. Door to **HALLWAY** This inner hallway gives access to the cloakroom and leads through to the study / snug. Under stairs cupboard.

CLOAKROOM This generous cloakroom could accommodate a shower or double as a utility room if desired. Pedestal hand basin and w.c. Exposed floor boards. Room for free standing furniture.

STUDY / SNUG 10' 7" x 9' 9 max". This versatile room could serve a number of different functions as a study, snug, hobby area, play room or teenage den. Exposed floorboards. French doors to garden. Door to stairs and open partition to main living area.

OPEN PLAN LIVING AREA 33' 1" x 26' 8 max" This stunning area really is the heart of this home. With its beautiful contemporary kitchen in the centre and sitting and dining areas, this sociable space is a lovely place to cook, eat, relax and entertain. The sitting area has a warm, modern feel with a wonderful inglenook fireplace with wood burner providing a cosy focal point.

The contemporary high gloss finish **KITCHEN** is in the middle of this space and has a range of base units, drawers and cupboards with woodblock worktops and one and stainless steel sink. Built-in electric oven. Gas hob with extractor above. Integrated dishwasher and fridge / freezer. Space for washing machine. To the other side is the beautiful dining area which is perfect for everyday family dining and more intimate evening entertaining. Patio doors give views over and access to the patio and garden beyond. The whole space has exposed floorboards.

Stairs from the ground floor lead to a long **LANDING** which gives access to all the rooms on this floor. Exposed brick feature wall to stairs. Wide exposed floor boards.

BEDROOM 1 19' 10" x 12' 9 max" This spacious double aspect bedroom is a lovely place to relax at the end of a long day, and in the morning, you can enjoy your cup of tea or coffee on the lovely south facing balcony that overlooks the rear garden.

BEDROOM 2 11' 5" x 10' 3 max" A good size double bedroom with exposed brick feature fireplace and window to the front.

BEDROOM 3 11' 11" x 7' 2 max" A pretty bedroom with window overlooking the garden. Over stairs cupboard. Brick feature fireplace. Wide exposed floorboards.

BEDROOM 4 10' 2" x 7' 5" Single bedroom with window to the front. Wide exposed floorboards.

FAMILY BATHROOM A modern traditional style bathroom suite comprising: tongue and groove panelled bath with mixer tap and hand held shower attachment; corner shower cubicle; pedestal wash hand basin; w.c and heated towel rail. Wide exposed floorboards. Window to rear.

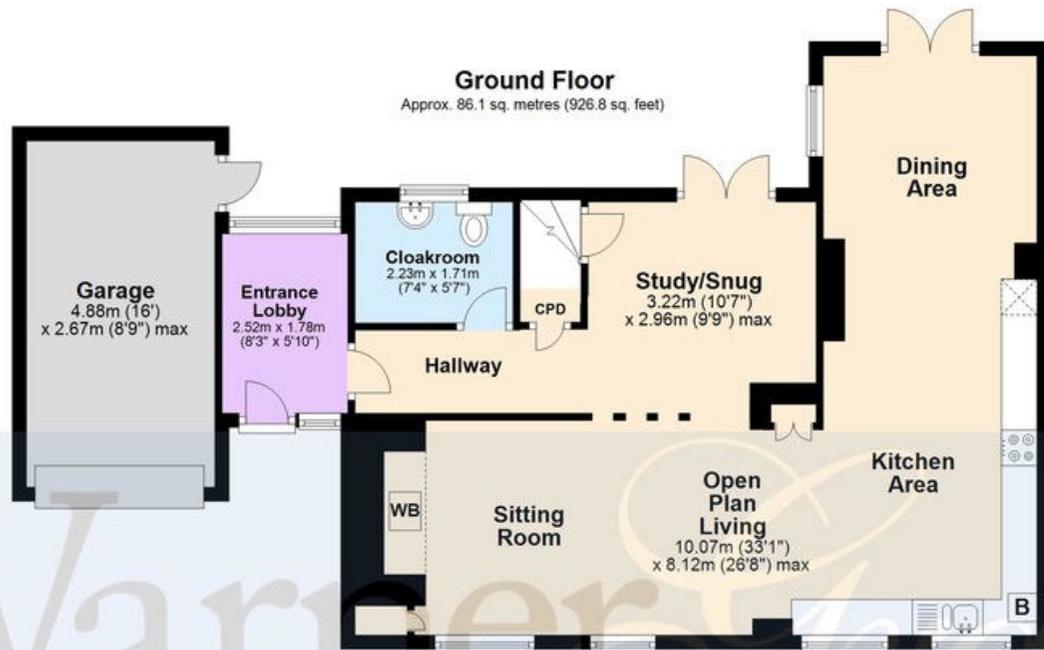
OUTSIDE To the front of the house is a strip of garden bordered by a pretty picket fence and to the side, off-street parking for two cars in front of the attached garage. Gates to the side of the garage screen a useful bin storage area.

To the rear of the property is an enclosed and very private good size south facing garden laid mainly to lawn with mature shrubs. A stone paved patio provides a sunny place to sit, eat, relax and entertain.

SERVICES Mains water, electricity, gas and drainage. EPC: D. Local Authority: Rother District Council.

LOCATION FINDER what3words: birthdays.floating.sigh





Total area: approx. 147.2 sq. metres (1584.2 sq. feet)

Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide.
Plan produced using PlanUp.





