



Dinglesden Farm Hayes Lane, Peasmarsh, Rye, East Sussex, TN31 6XW

Guide Price £1,650,000

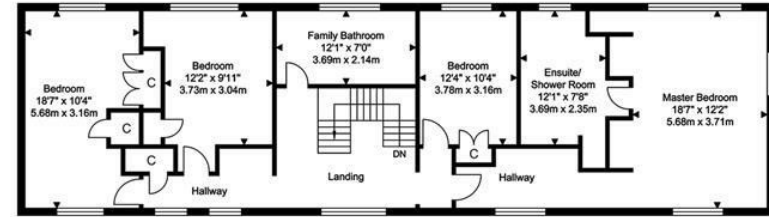
Jack Charles
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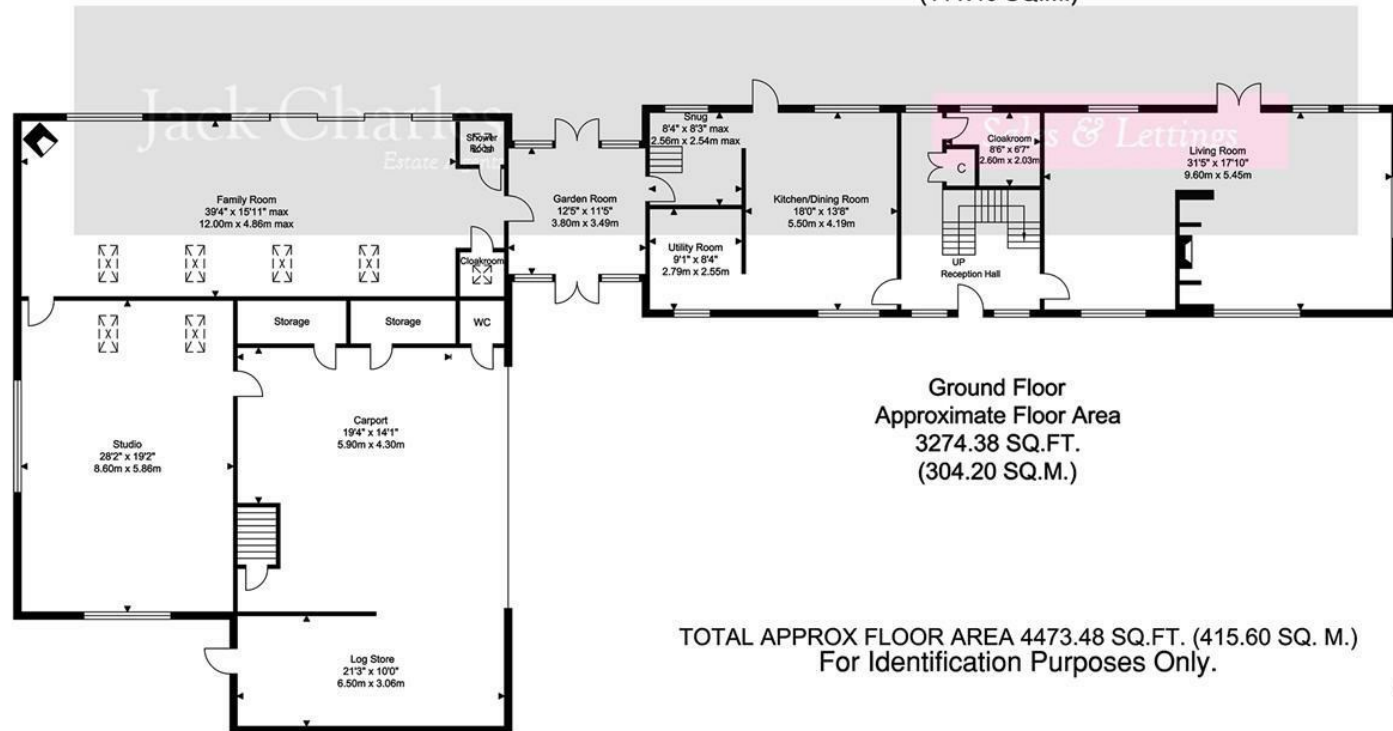
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FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.

- Detached Barn Conversion
- Area Of Outstanding Natural Beauty
- 2.6 Acres Of Gardens
- Stunning Countryside Views
- Four Reception Rooms
- Four Bedrooms
- Large Studio
- Renovated With Charming Character
- Beautifully Presented
- Viewings Are Essential



First Floor
Approximate Floor Area
1199.00 SQ.FT.
(111.40 SQ.M.)



Ground Floor
Approximate Floor Area
3274.38 SQ.FT.
(304.20 SQ.M.)

TOTAL APPROX FLOOR AREA 4473.48 SQ.FT. (415.60 SQ. M.)
For Identification Purposes Only.



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To Be Sold

Jack Charles are excited to welcome onto the market this striking detached barn conversion nestled within the rural hamlet of Peasmarsh a picturesque Sussex village that is an area of outstanding natural beauty perhaps best known as the home of Sir Paul McCartney's country estate. This attractive property is sat centrally within generous gardens of approx 2.6 acres offering the most amazing views from each and every window. This much cherished home offers and impressive amount of living space (over 4,000 sq ft) that over time has been sympathetically renovated, converted and extended to provide a most versatile and characterful internal layout. In principal a central reception hallway leads into a capacious ground floor boasting cloakroom w.c, twin triple aspect reception rooms with open fireplace, a homely kitchen/diner with Aga and separate utility room and snug/study to the adjacent side with steps leading into a feature glazed reception room that leads into a 39ft vaulted reception room found with Top of the range 'Dovre Astro Multi Fuel fireplace' with cloakroom and shower room and finally access into a large 28ft studio. A timber staircase (from the Harbour Masters House, Bermondsey) rises to a deep galleried landing that leads to four well appointed bedrooms and a family bathroom. The principal bedroom is a large triple aspect room with vaulted ceiling and connecting access into a generous en-suite. The gardens and grounds are a particular feature and extend to approx 2.6 acres with a long driveway leading to parking for several cars, a carport and adjoining store. Further useful outbuilding with potential. Timber stable, as well as concealed solar panels. The rear garden offers patio, decking to immediate rear and a raised terrace with expansive level lawn set beyond and stunning views over the surrounding countryside in every direction. The sale of this property is considered to be an extremely rare opportunity to acquire a most stunning residence set within an exclusive location, often sought but seldom available.

Peasmarsh

Peasmarsh is an area of outstanding natural beauty, found just a short 10 minute drive to equally idyllic cinque port town of Rye with useful train links to Ashford/London or Brighton/Gatwick. This is a truly amazing landscape that perhaps to some is best known as the home of Sir Paul McCartneys country estate. It's easy to understand why the current owners have lived here in this picturesque location for over 25 years as the setting is divine, the house is an oasis of calm and the the views on offer are incredible. Every year in the summer their son has hosted an annual meteor shower camping party with his friends as the night sky is perfect to watch shooting stars, as there is no light pollution and clearly this location is famous for other stars, as locally residents from the performing arts include celebrated musicians, actors and artists that have all been drawn to this private Sussex village that enjoys a village shop, primary school, two pubs and historic town of Rye just 6 Miles away. The local area is well served by well regarded schooling, road and rail but remains a hidden yet beautiful jewel in rural crown of East Sussex.

