

10 Ensuite Bedroom Windmill Guest House £1,195,000 (Freehold)

Rye, East Sussex



Business description

Outstanding Grade II Listed Windmill with 10 en-suite bedrooms, plus owners self-contained separate home with garage, large reception room, huge bedroom (could be 2), dressing room, large en-suite & small garden. Windmill guest house has reception, guest lounge/conference room, dining/breakfast room, 2 cloakrooms, kitchen & private parking for several vehicles. Superb riverside location in this highly sought-after all year tourist Cinque Port town and benefitting from widespread views. Fantastic lifestyle business.

Property information

Property: Freehold

Location: This outstanding bed and breakfast business occupies one of the most famous landmarks in the beautiful ancient town and Cinque Port of Rye in East Sussex. The Grade II listed windmill stands on the banks of the River Tillingham within a two minute walk from the town and enjoys exceptional views over the town itself as well as the coastal plains of East Sussex coast. Characterized by its cobbled streets, medieval fortifications and historic buildings Rye attracts visitors all year round from throughout the United Kingdom and overseas, particularly North America and the Far East. As well as its tourist attractions Rye has a good range of shops and is the commercial centre for the surrounding villages with an active local community. The town also serves as a convenient base from which to explore the surrounding area with its many attractions including the famous castles of Hever, Bodiam, Leeds and Herstmonceux, the stunning gardens of Sissinghurst, Great Dixter and Scotney Castle, as well as wildlife reserves and sandy beaches all

within easy reach. In addition the area attracts a number of interest groups such as cyclists, ramblers, bird-watchers and golfers.

Premises details:

- The Exterior:

The property today comprises the Grade II listed smock mill with tarred brick ground and first floor octagonal elevations beneath white painted weatherboarding above with a wide wooden stage at second floor level, sash windows, four-shaft windmill sails and fantail wheel. The main guest accommodation is contained in a modern extension of two storeys while the ancilliary rooms are housed in a single storey attachment of brick construction. More recently a separate building has been constructed to provide private owners' accommodation including a garage and small garden with decking, shed and area for bin storage.

- The Interior - Ground Floor:

Entrance to the building is via glazed door into a newly decorated reception area with tiled floor, recessed lighting, matchboard panelling and literature display area. From here there is an intercom system with the owners' annexe and keyless entry security door activated by keyfobs provided to the guests. At the rear there are two WC/washrooms one of which is equipped for disabled use.

This leads to the Dining/Breakfast Room an attractive beamed split level room with exposed studwork and floorboards and feature brick fireplace at the far end. A section of the raised area is set aside as a guest lounge, while there is seating for 20 covers at pine tables with pine dressers.

A door leads to the ground floor of the windmill, latterly used as the bakery and retaining two cast iron oven doors as an attractive feature as well as exposed brickwork. The room has been recently updated with halogen downlighters, wall-mounted flat screen TV and electrical points to enable combined use as a guest lounge and as a conference/meeting venue.

Also leading off the reception area is the Kitchen with fitted shaker style base units and work tops and equipped with 6-burner range, stainless steel wall cladding, Lincat salamander grill, 2 x microwave ovens, dishwasher, wash-up sink, 6-slice toaster etc.

A corridor leading from the reception area provides access to 4 guest rooms each with generously proportioned en-suite shower rooms. Most rooms are equipped with 'zip & link' beds enabling flexibility to arrange the room for double or twin occupation. All have TVs with Sky digital service, hospitality trays and are decorated in a bright contemporary style. At the end of the corridor is a fire escape.

- First Floor

Stairs lead to a landing with large storage cupboards and access to under eaves storage. There is a shower room with WC for owners and staff use. A corridor leads to an accommodation wing matching that on the ground floor. Here the 4 rooms have been updated more recently and benefit from enhanced views over the river and surrounding fields.

A doorway from the landing leads into the windmill and the Four Poster Room, recently upgraded to provide a stunning room of great character with exposed brickwork, period four poster bed and bedroom furniture and 32" flat screen TV.

There is also space for a second bed enabling this beautiful room to function as both a honeymoon suite and a family room. Glazed double doors and ornamental balcony provide views over the town. The en-suite shower room has been newly installed in contemporary style with walk-in double shower and luxury fittings.

- Second Floor

Stairs in the body of the windmill lead up to the newly remodelled Windmill Suite arranged over two floors providing spectacular views over the town and surrounding countryside. The bedroom has been renovated to a high standard and includes a Super-king sleigh bed. There is also a lounge area with leather tub chairs and a 32" flat screen television, while a door gives access to the balcony stretching round the outside of the windmill with 360 degree views. The bathroom is accessed via a stunning spiral staircase and contains a luxury walk-in power shower, 'His and Hers' sinks and a free-standing roll-top bath. Being the highest point in the windmill the finest views may be seen while soaking in the bath!

On the upper floor there is a very large double bedroom measuring approximately 19' x 18'6 with en suite dressing room and further large shower room with ½ tiled walls, recessed lighting, tiled floor, double shower, low level WC and wash hand basin.

- Outside

The property is reached via a tarmac approach road off the main highway leading to a gravel parking area with space for approximately 12 vehicles - a rare commodity in Rye.

- Services

Mains electricity, water and gas with gas-fired central heating. The property is protected by a recently installed fire alarm system.

Business Operation

Years established: 29

