



3 Well Cottages, Mayfield Road, Lyminge, Folkestone, Kent, CT18
8HW

EPC Rating = E

Guide Price £239,000



An enchanting well presented Grade II listed cottage boasting character and charm set in a central village location. The property further benefits from a pretty garden and off road parking for one car. Accommodation comprises: Ground floor - Entrance door to modern and bright kitchen with walk through opening to spacious living/dining room featuring timber floor, exposed wall and timbers. An open staircase leads to the first floor landing which leads to a lovely light modern wet room/WC and delightful bedroom with two built in wardrobe cupboards, stripped timber floor and exposed timbers. No Chain. EPC Rating: E



Guide Price £239,000

Tenure Freehold

Property Type Terraced House

Receptions 1

Bedrooms 1

Bathrooms 1

Parking Driveway parking

EPC Rating E

Council Tax Band A

Folkestone And Hythe District Council

Situation

This property is located in the heart of Lyminge. The village offers amenities including; Convenience Shop, Doctors surgery, Chemist and sought after Primary School. The village offers various clubs and societies and there are good bus links to both Canterbury and Folkestone. Lyminge is a thriving community with lots of activities for all ages. In the nearby town of Folkestone there are mainline railway stations with High Speed services to London with an Approx. journey time of 53 minutes. Close to the M20 and Channel Tunnel.

Ground floor

Kitchen

8' 2" x 6' 2" (2.49m x 1.88m)

Living/dining room

19' 4" x 10' 1" (5.89m x 3.07m)

First

Landing

Bedroom

11' 1" x 6' 2" (3.38m x 1.88m)

Wet room/WC

Outside

Garden

The attractive garden has been thoughtfully landscaped for easy maintenance, featuring borders that provide colour and texture throughout the seasons. A charming circular gravel terrace offers the perfect spot for outdoor dining or relaxing in the sun, while a large workshop at the far end adds excellent versatility for hobbies, storage, or creative pursuits. The property allows pedestrian right of access to the rear for the adjoining cottages.

Parking

Gravel parking for one car



Approximate Gross Internal Area = 43 sq m / 459 sq ft

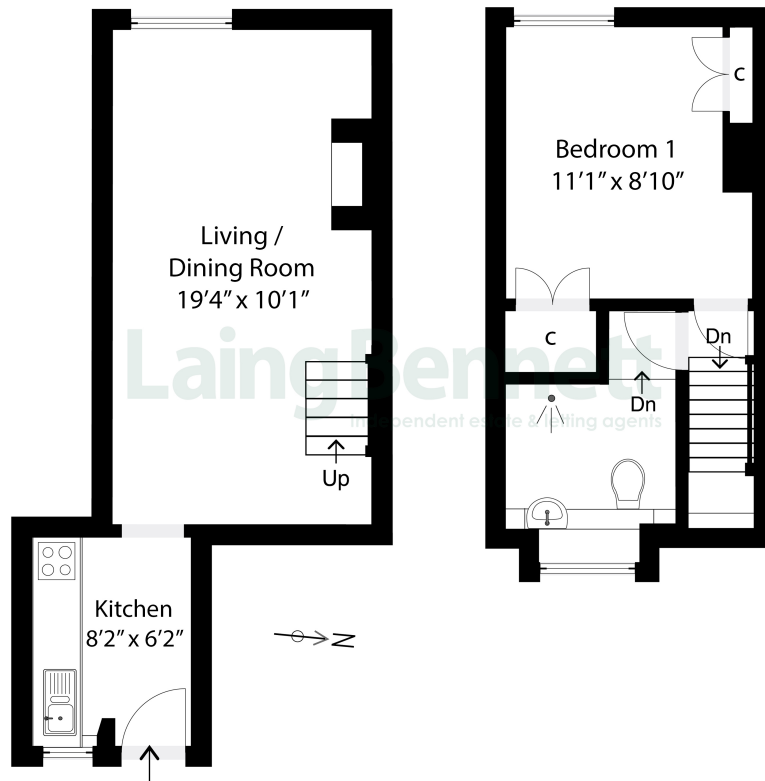


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Not to scale. Outbuildings are not shown in actual location.
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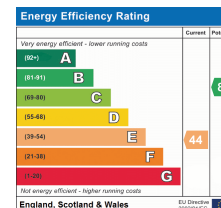
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The Estate Office
8 Station Road
Lyminge
Folkestone
Kent
CT18 8HP



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