



Palm Tree Inn, Canterbury Road, Elham, Canterbury, Kent, CT4 6LP

Guide Price £779,950

EPC RATING: G

Enchanting
And Unique
Family Home

This Grade II listed wonderful home is a charming and historically rich property nestled in the picturesque Elham Valley. Originating in the early 18th century as a farmhouse then later becoming a public house adds to its allure. With an intriguing story behind its name, said to involve seafaring buccaneers and their fondness of the Palm Trees in Hawaii. The blend of traditional architecture with modern comforts which makes it a comfortable and inviting family home generously proportioned with impressive reception rooms and boasting a well-preserved bar in the family room offering a perfect spot for gatherings. There are four Inviting Bedrooms on the first floor and the family bath/shower room provides sanctuary and tranquility. The presence of a cellar for storage adds practicality, while the option for a guest annexe offers flexibility in usage. The outdoor spaces, including the terrace and gazebo are perfect for enjoying the surrounding countryside views and alfresco dining. The large parking area adds convenience, and the lawns bordered by trees create a serene atmosphere with the River Nailbourne gently flowing, rich with wildlife to the end of the garden. The proximity to the village of Elham with its amenities, as well as to Canterbury with its cultural and educational offerings, enhances the appeal of the location. Additionally, the excellent transport links ensure easy access to wider destinations, making it ideal for commuters and families alike.



Approximate Gross Internal Area (Excluding Cellar and Barrel Drop) = 287 sq m / 3088 sq ft
 Workshop = 48 sq m / 512 sq ft
 Cellar = 26 sq m / 280 sq ft

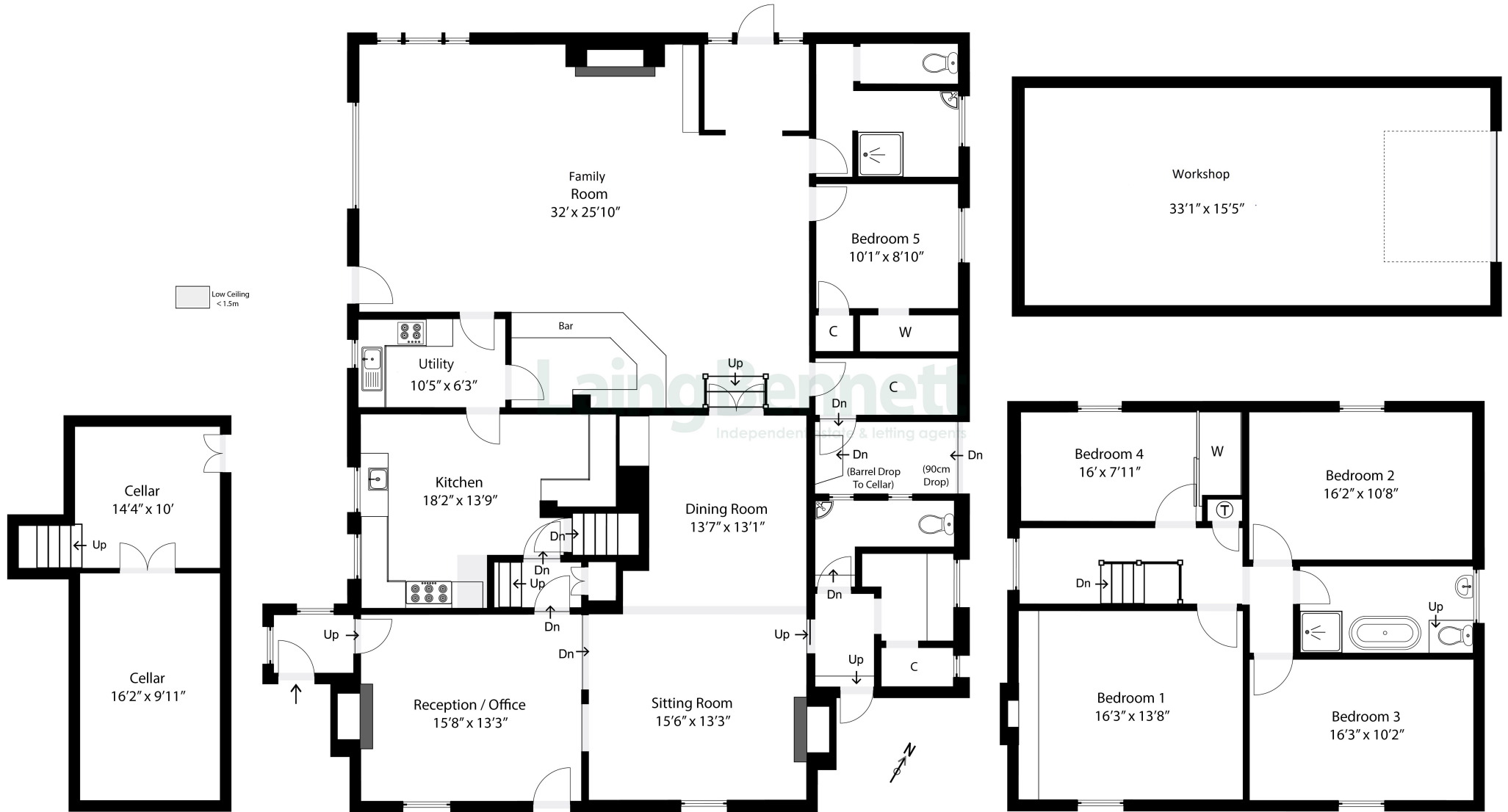


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.

Situation

This property is nestled in an idyllic location between the villages of Elham and Barham in the Elham Valley. There is a regular bus which travels to both Canterbury and Folkestone close by ideal for the commute to school either way. Elham offers amenities including a highly regarded primary school, doctor's surgery, two churches, village hall, village store, public house with accommodation and an award winning public house in the ancient square being which has been recently refurbished and reopened to the public. Barham offers a village store, primary school and public house with restaurant. The Cathedral City of Canterbury is approximately eight miles away with a vibrant city centre and a wide range of secondary schools. Canterbury West railway station has high speed services to London. The Port town of Folkestone is approximately ten miles away and is the home of 'The Creative Quarter' which boasts a thriving collection of Artist's studios and creative businesses, Folkestone benefits from the recently restored Harbour Arm which has become a food, drink and entertainment destination for the town and its visitors.

The accommodation comprises

Ground floor

Entrance porch

Reception/office

15' 8" x 13' 3" (4.78m x 4.04m)

Sitting room

15' 6" x 13' 3" (4.72m x 4.04m)





Dining room

13' 7" x 13' 1" (4.14m x 3.99m)

Utility area

WC

Family room

32' 0" x 25' 10" (9.75m x 7.87m)

Utility Room

10' 5" x 6' 3" (3.17m x 1.91m) Potential to be used as an annex kitchen.

Kitchen

18' 2" x 13' 9" (5.54m x 4.19m)

Storage

Bedroom five

10' 1" x 8' 10" (3.07m x 2.69m)

Shower room/WC

First floor

Landing

Bedroom one

16' 3" x 13' 8" (4.95m x 4.17m)

Bedroom two

16' 2" x 10' 8" (4.93m x 3.25m)

Bedroom three

16' 3" x 10' 2" (4.95m x 3.10m)

Bedroom four

16' 0" x 7' 11" (4.88m x 2.41m)

Bathroom



Basement

Cellar one

14' 4" x 10' 0" (4.37m x 3.05m)

Cellar two

16' 2" x 9' 11" (4.93m x 3.02m)

Outside

Garage and large parking area

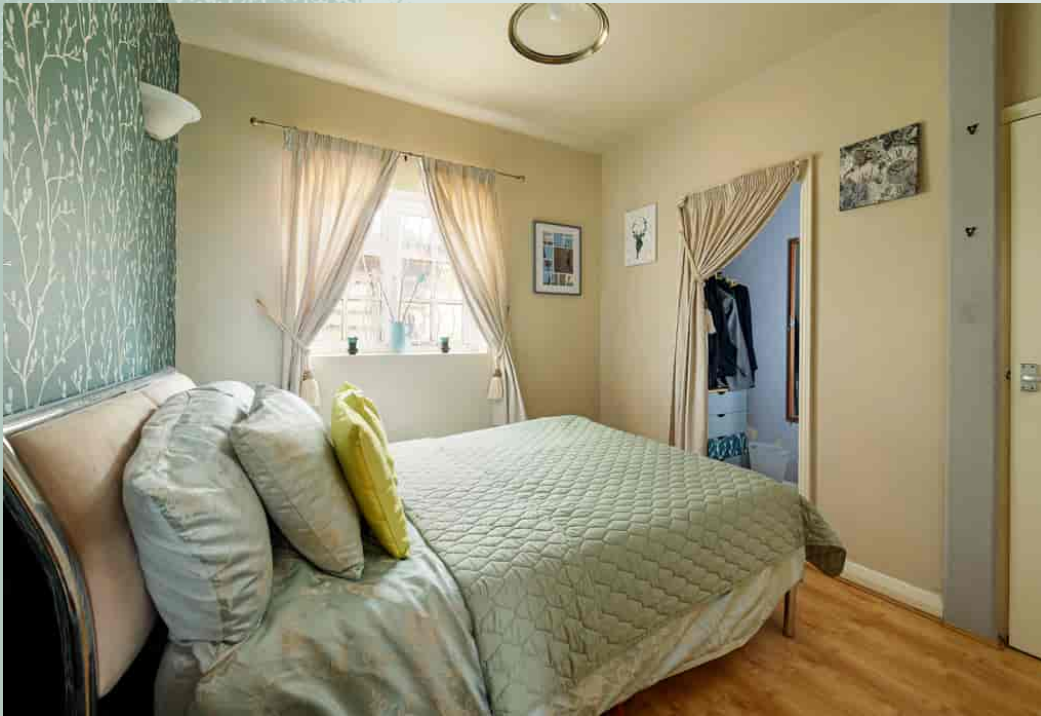
33' 1" x 15' 5" (10.08m x 4.70m)

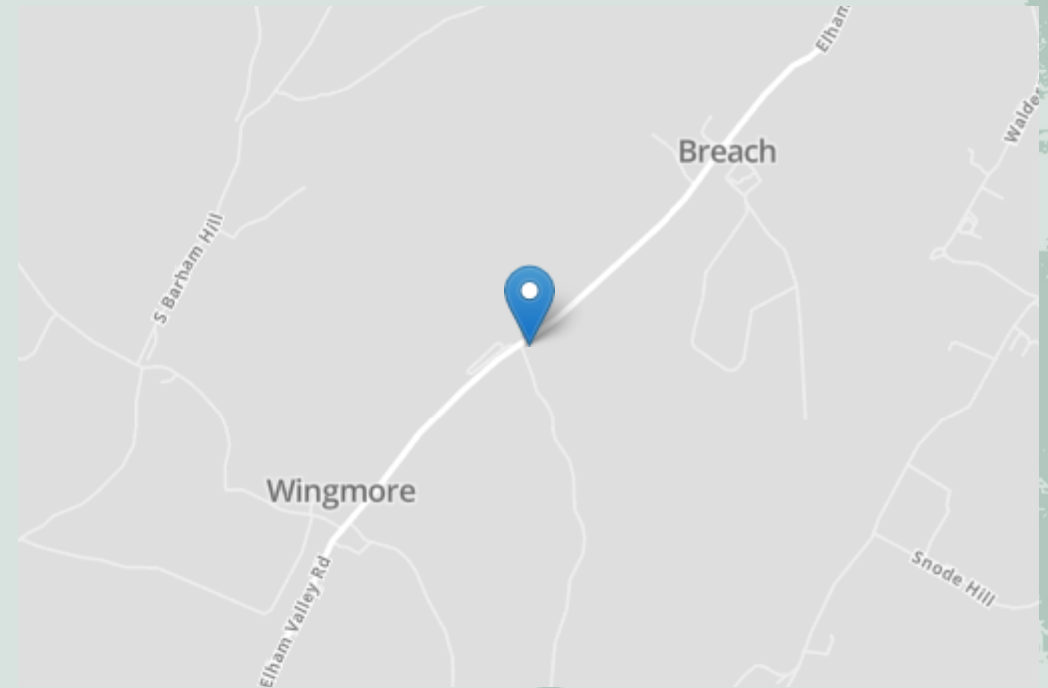
Glorious gardens

Heating

Electric







Need to Book a Viewing?

If you would like to view this property please contact our Lyminge branch on 01303 863393 or lyminge@laingbennett.co.uk

Directions

For directions to this property please contact us

Lyminge

01303 863393

lyminge@laingbennett.co.uk

The Estate Office | 8 Station Road | Lyminge | Folkestone | CT18 8HP

www.laingbennett.co.uk



These property details are intended to give a fair description and give guidance to prospective Purchaser/Tenant. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Laing Bennett Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Laing Bennett Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Laing Bennett Ltd has authority to make or give any representation or warranty whatever in relation to this property.