



5 Peene Farm, Peene, Folkestone, Kent, CT18 8BA

**Guide Price
£379,995**

EPC RATING: D

**Viewing
Advised**

A superb opportunity to purchase a stunning property which is part of a charming barn conversion in a delightful courtyard setting. The property boasts spacious and light accommodation throughout and a wealth of features are demonstrated such as the vaulted ceilings and striking exposed timbers. The open plan accommodation to the ground floor works perfectly and french doors lead from the sitting room out to the delightful South facing rear garden being perfect for relaxing, entertaining and alfresco dining. Accommodation comprises: Ground floor- Entrance hall, cloakroom/WC. Kitchen and sitting room, study/dining room, master bedroom with en suite shower room/WC. First floor - landing, two double bedrooms and family bathroom. Outside: Pretty communal gardens to the front and South facing, well enclosed rear garden offering a pleasing degree of seclusion. Garage and parking - covered barn providing parking approached over gravel driveway and an additional outside parking space. EPC RATING = D



Situation

The property is well located in a delightful courtyard setting in the hamlet of Peene. The Peene Railway Museum is close by and there are many lovely walks within this pretty village. There is a mainline railway station called 'Sandling Station' (Approx. 3.5 miles) with direct connection to the High Speed service to London Stratford and St Pancras stations with an Approx. journey time of 53 minutes, Channel Tunnel terminal is (Approx. 2 miles), M20 (Approx. 3.5 miles) and Ashford International and Eurostar (Approx. 15 miles) with services to Paris and Brussels

The accommodation comprises:

Ground floor

Entrance hall/Cloakroom/WC

Oak effect flooring and exposed timbers. Wash hand basin and WC. Opaque double glazed window

Kitchen/sitting room

A lovely light double aspect room

Kitchen area

9'6" x 6'11" (2.90m x 2.11m) Matching range of good quality base units with work top surfaces over incorporating a breakfast bar and stainless steel sink with mixer tap and drainer. Further incorporating "Bosch" electric oven with "Bosch" ceramic hob over, Ceramic splash back and "Bosch" extractor hood with light, integral washing machine and "Bosch" dishwasher. Bespoke handmade wooden shelving above kitchen units. Inset spotlights to ceiling. Double glazed windows overlooking pretty communal garden and downs to front aspect. Oak effect flooring. Under floor heating. Wide walk through opening to:

Sitting room area

27'11" x 13'9" (8.51m x 4.19m) Exposed beams. Double glazed French doors leading to the rear sun terrace with full length window adjacent. Oak effect flooring. Stairs leading to first floor and wide walk through opening to:

Dining room/study

12'2" x 8'10" (3.71m x 2.69m) Double glazed window with a view to side aspect. Exposed timber to walls and oak effect flooring.

Master bedroom

13'1" x 12'2" (3.99m x 3.71m) Two double glazed windows to side aspect. Timber cladding to one wall and exposed timbers. Oak effect flooring and door leading to:



En-suite shower room/WC

WC. Wash hand basin, corner shower cubicle with electric shower, extractor fan, spotlights to ceiling. Exposed timber to wall and oak effect flooring.

First floor

Landing

Exposed timbers and oak effect flooring

Bedroom two

15'1" x 14'1" (4.60m x 4.29m) A beautiful light room with eaves storage and Velux window providing views over rear garden. Vaulted ceiling with exposed timbers and oak effect flooring. Eave storage cupboard. Access hatch to loft space.

Bedroom three

14'1" x 10'10" (4.29m x 3.30m) Vaulted ceiling with exposed timbers. Velux window two to front aspect overlooking the Downs and countryside views. Deep storage cupboard housing gas fired "Vallant" boiler and light. Oak effect flooring

Bathroom/shower room

16'5" x 8'6" (5.00m x 2.59m) A good proportion bathroom with matching white suite. Paneled bath, WC. Wash hand basin, shower cubicle with electric shower. Spotlights to ceiling extractor fan and oak effect flooring

Outside

Front garden

Communal open plan garden to the front with well stocked border beds and neatly laid lawn. Herb garden and gravel path. Shared shed for bins.

Rear garden

The rear garden is mostly laid to lawn with a pretty sun terrace immediately adjacent to the property, being particularly well enclosed offering a good degree of seclusion and privacy. Well stocked flower beds with various plants, shrubs and trees including trellis covered with grape vine. Pedestrian access to driveway

Parking/garage

Covered barn providing parking approached over gravel driveway and an additional outside parking space.

Service charge

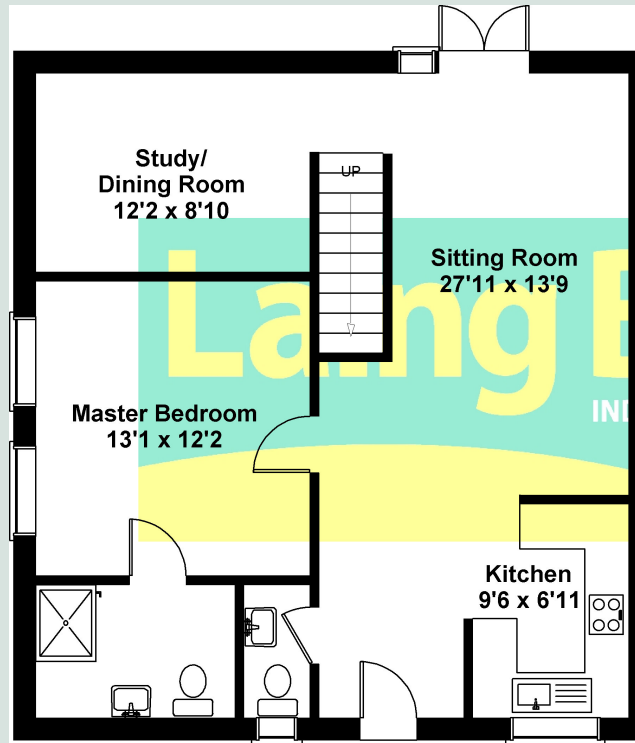
We understand there is an annual service charge of £420 (variable).

Council Tax Band

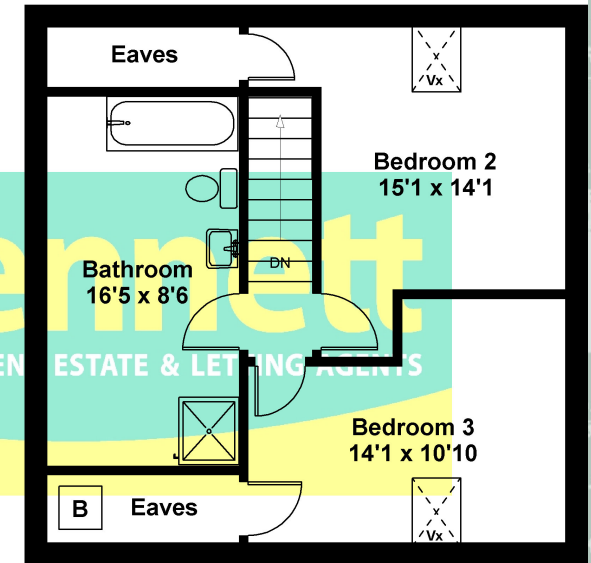
Shepway District Council - Band D

Heating

LPG Gas



GROUND FLOOR

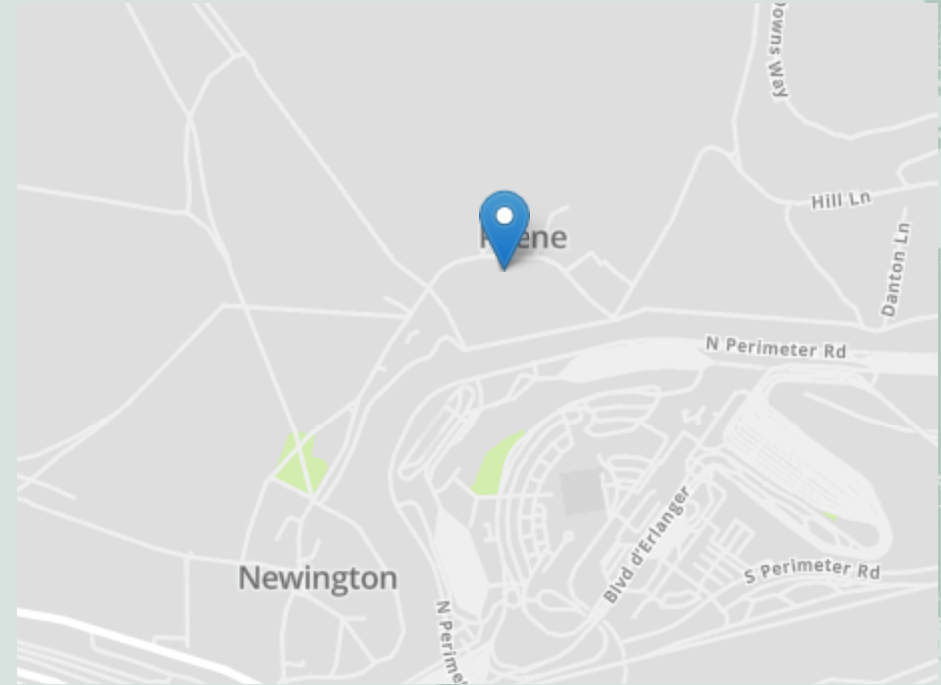


FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2017



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

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D	60	62
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland		EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C	75	76
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Wales & N.Ireland		EU Directive 2002/91/EC



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/furnishings, 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.