

# Laing Bennett

Residential sales

**Upper Hill Street Farmhouse, Elmsted, Ashford, Kent, TN25 5JT**

**Guide Price  
£1,250,000**

**EPC RATING: EXEMPT**

**Exquisite  
Character  
Home**

An exquisite Grade II listed rural residence nestled in glorious countryside yet conveniently located for access to the city of Canterbury. The property dates back to the late 1500's and is steeped in character throughout. The property is beautifully presented and has an abundance of original features such as timber beams, exposed timbers/brickwork and superb fireplaces. Being set back and sheltered from the lane, it sits within approximately two acres with a small detached barn and detached double garage, now used for utility and storage, with an office above and two stables. Accommodation comprises: Entrance hall, with staircase to first floor, triple aspect sitting room, shower room/WC, study/snug, spacious living room with impressive inglenook fireplace fitted with wood burning stove and second staircase to first floor, dining room with splendid fireplace and feature opening to the kitchen which benefits from an 'Aga', and boot room with integral appliances and plenty of storage. First floor: Five bedrooms, three of which are doubles, family bathroom/WC. Outside: The glorious gardens are a particularly attractive feature of the property being enclosed by mature shrubs and trees. There are well stocked border beds, mature hedging, an orchard, vegetable garden, two paddocks and gravel driveway providing plenty of off road parking. EPC Rating: Exempt



Approximate Gross Internal Area (Main House) = 207 sq m / 2231 sq ft  
Garage and Outbuildings = 125 sq m / 1346 sq ft



Illustration for identification purposes only. Measurements are approximate.  
Not to scale. Outbuildings are not shown in actual location.

### **Situation**

This beautiful home is set back on a quiet lane in the glorious rural hamlet of Elmsted, which occupies a position on top of the North Downs in an Area of Outstanding Natural Beauty. There are numerous footpaths and country lanes providing some superb cycle routes, walks and bridleways. Highly regarded primary schools, public houses and amenities can be found in close by villages. The village of Wye is approximately five miles away, which benefits from a good range of local facilities including restaurants, public houses, shops and mainline railway station. The Cathedral City of Canterbury is approximately ten miles away, with a bustling town centre, a wide range of shops restaurants, cafes and cultural interests including the Marlowe Theatre. Canterbury further benefits from a mainline railway station and a wide range of highly regarded schools in both the private and state sectors, colleges and universities.

### **Ground floor**

#### **Entrance hall**

#### **Sitting room**

17' 0" x 13' 9" (5.18m x 4.19m)

#### **Shower room/WC**

#### **Study/snug**

13' 11" x 8' 4" (4.24m x 2.54m)

#### **Sitting room**

18' 10" x 13' 7" (5.74m x 4.14m)

#### **Dining room**

13' 4" x 8' 5" (4.06m x 2.57m)

#### **Kitchen**

15' 7" x 8' 11" (4.75m x 2.72m)

#### **Boot room**

### **First floor**

#### **Landing one**





**Bedroom two**

13' 10" x 11' 7" (4.22m x 3.53m)

**Bedroom five**

13' 2" x 9' 7" (4.01m x 2.92m)

**Landing two**

**Bedroom one**

13' 9" x 12' 8" (4.19m x 3.86m)

**Bedroom four**

13' 11" x 8' 10" (4.24m x 2.69m) With door leading to:

**Bedroom three**

14' 0" x 13' 4" (4.27m x 4.06m)

**Family bathroom/WC**

**Outside**

**Gardens**

The mature gardens are simply glorious with neat lawns and a wealth of plants, shrubs and trees. There are many areas to sit and enjoy the beauty and tranquility. To the far end of the land there are panoramic views over rolling countryside. There are two fenced paddocks and TWO STABLES (12'1" x 11'7" and 12'1" x 11'7"). A pretty orchard and vegetable garden provide further interest.

**Outbuilding (Previously a double garage)**

Storage/utility (21'x4" x 16'10")

External staircase to:

Study/office (21'4" x 10 x 4")

**Driveway and garage**

Gravel driveway providing plenty of parking and detached GARAGE/WORKSHOP (30' 3" X 15'11")

**Heating**

Oil fired Aga providing hot water. Electric heating.







## 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](mailto:lyminge@laingbennett.co.uk)

### Directions

For directions to this property please contact us

## Lyminge

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