







A beautifully presented and meticulously renovated 2/3 bedroom detached weatherboarded Old Granary, situated in a charming farmyard development. The accommodation comprises: ground floor - entrance hall, WC, open plan living room with wood burning stove and log store. Gorgeous and stylish kitchen with island/breakfast bar, AEG double oven and induction hob, boiling water tap and pot filler tap, integrated coffee machine and wine fridge. Oak framed dining room/conservatory with underfloor heating. Sitting room and utility/boot room with second integrated fridge. First floor - landing, two luxurious double bedrooms, en suite WC and main bathroom with shower and bathtub. Outside: set in an attractive country setting with good sized grounds including a large pond to the front, gated driveway and substantial detached garage with electric doors. Enclosed and landscaped rear/side garden with various seating areas, decking, and established borders. This property benefits from planning permission for Annexe and side extension/boot room. EPC RATING = E

**Guide Price £650,000**

**Tenure** Freehold

**Property Type** Detached House

**Receptions** 2

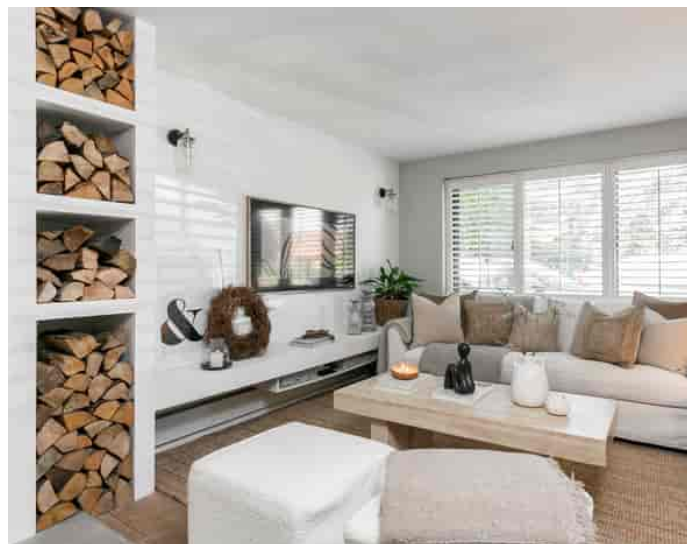
**Bedrooms** 3

**Bathrooms** 1

**Heating** Oil

**EPC Rating** E

**Council Tax** Band E  
Folkestone & Hythe



The accommodation comprises

Ground floor  
Entrance hall

WC

Stylish kitchen

17' 6" x 10' 7" (5.33m x 3.23m)

Living room

17' 10" x 10' 6" (5.44m x 3.20m)

Oak framed dining room/conservatory

11' 6" x 9' 9" (3.51m x 2.97m)

Sitting room/bedroom three

10' 10" x 10' 4" (3.30m x 3.15m)

Utility room

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

First floor

Landing

Bedroom one

14' 4" x 10' 11" (4.37m x 3.33m)

Walk-in wardrobe

Bedroom two

13' 11" x 11' 0" (4.24m x 3.35m)

En suite WC

Bathroom

8' 0" x 6' 11" (2.44m x 2.11m)



Outside  
Gated driveway

Substantial detached garage with electric doors (With planning permission for an Annexe ref: 20/1583/FH)

18' 10" x 11' 9" (5.74m x 3.58m)

Front garden with large pond

Landscaped rear/side garden with various seating areas, decking, and established borders

Planning permissions

Single storey side extension forming boot room. ref: 21/0255/FH

Conversion and extension of existing detached garage to form annexe accommodation ancillary to the existing house. ref: 20/1583/FH





In the future  
everybody will be  
world famous  
for fifteen minutes.  
Andy Warhol

Moderna Museet,  
Stockholm Sweden  
10 2-17 3 1968



The Old Granary, Misling Lane,  
Stelling Minnis, CT4 6DE

Approximate Gross Internal Area :-  
Ground Floor :- 78.97 sq m / 850 sq ft  
First Floor :- 48.10 sq m / 518 sq ft  
Garage :- 20.67 sq m / 222 sq ft  
Total :- 147.74 sq m / 1590 sq ft

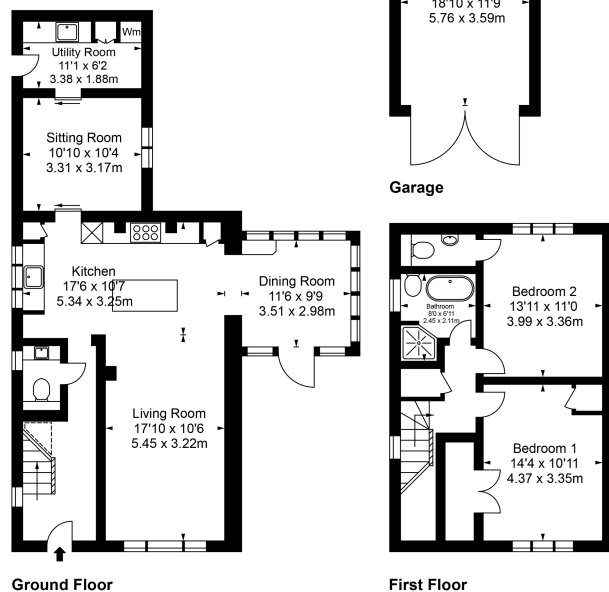
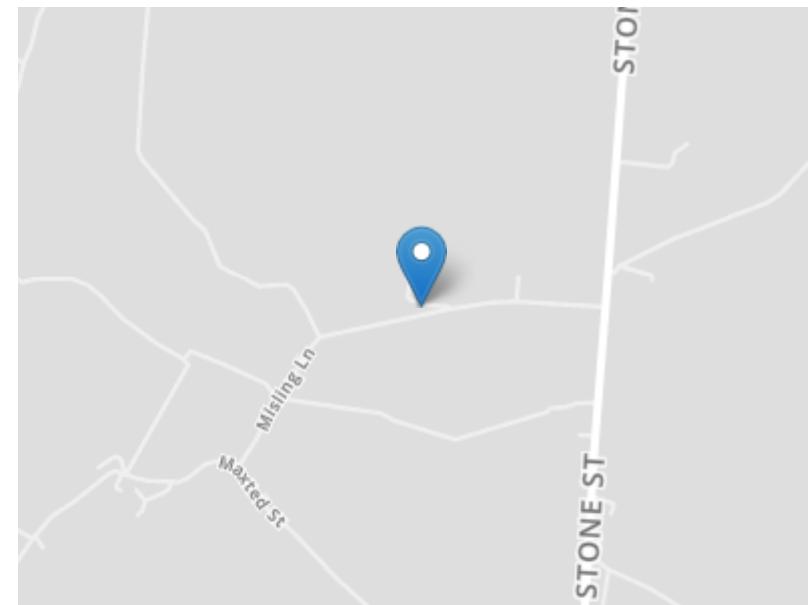


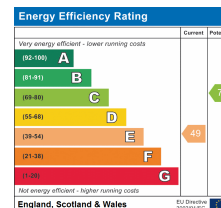
Illustration for identification purposes only, measurements are approximate, not to scale.  
floor plan by: www.creativeplanetk.com



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