







Set along the picturesque North Lyminge Lane, this charming four-bedroom home offers an opportunity to embrace village life in one of Kent's desirable rural communities. With its traditional white-painted brick exterior, steeply pitched tiled roof, and timber-framed gabled porch, the property exudes character and curb appeal. Backing onto countryside with views along the Elham Valley. Inside, the home unfolds across two spacious floors, offering approximately 2,184 sq ft (203 sq m) of versatile living space, thoughtfully designed for both comfort and functionality. The ground floor features a living room, a formal dining room, and a reception room with a beamed vaulted ceiling and wood-burning stove. A well-appointed kitchen which opens into a garden room, perfect for morning coffee or quiet reading. Upstairs, a bathroom and four bedrooms provide flexible accommodation for families, guests, or home working, with the main bedroom en suite and fitted wardrobe. Outside, the landscaped garden is a tranquil haven, large patio with pergola providing a covered seating area, bordered by mature hedging and featuring a detached summer house—ideal as a studio, gym, or retreat. The front of the property has a beautifully landscaped cottage garden with manicured hedge and a heringbone path leading to the front porch. Driveway with parking for up to six vehicles. Located within walking distance of village amenities, scenic countryside walks, and excellent transport links to Canterbury and London. EPC RATING = TBC

Guide Price £750,000

Tenure Freehold

Property Type Character Property

Receptions 4

Bedrooms 4

Bathrooms 3

Parking Driveway

Heating Gas

EPC Rating TBC

Council Tax Band E

Folkestone & Hythe District Council



Situation

This property is located in 'North Lyminge Lane', a sought after no through road in the village 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.

The accomdation comprises

Ground floor

Storm porch

Entrance hall

Living room

17' 3" x 10' 10" (5.26m x 3.30m)

Dining room

17' 10" x 11' 8" (5.44m x 3.56m)

Reception room

19' 7" x 14' 0" (5.97m x 4.27m)

Garden room

15' 8" x 12' 0" (4.78m x 3.66m)

Kitchen

12' 5" x 11' 11" (3.78m x 3.63m)

Rear lobby

Shower room





First floor

Landing

Bedroom one

12' 11" x 12' 1" (3.94m x 3.68m)

En suite shower room

Bedroom two

14' 5" x 8' 10" (4.39m x 2.69m)

Bedroom three

11' 7" x 8' 7" (3.53m x 2.62m)

Bedroom four

9' 3" x 8' 1" (2.82m x 2.46m)

Bathroom

Outside

Cottage style front garden

Driveway with parking for up to six vehicles

Accessed with a right of way over the neighbour's driveway

Large rear garden backing on to countryside

Summer house

11' 9" x 9' 10" (3.58m x 3.00m)







Approximate Gross Internal Area (Excluding Eves Storage and Summer House) = 203 sq m / 2184 sq ft
 Summer House = 11 sq m / 115 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.
 © Unauthorised reproduction prohibited - chris Kemp@hotmail.com



Need to book a viewing?

If you would like to book a viewing please contact our office on 01303 863393 or email sales@laingbennett.co.uk

See all our properties at



www.laingbennett.co.uk

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



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.