



Harvest Lane, Stelling Minnis, Canterbury, Kent, CT4 6AX

EPC Rating =

Guide Price £800,000





Originally built in 1862 as a Methodist Chapel, this striking flint-fronted property was thoughtfully extended in 2004 to create a unique and characterful home. Blending historic charm with contemporary design, the property offers spacious and flexible accommodation throughout. Currently arranged to accommodate dual occupancy, the layout lends itself perfectly to multi-generational living or potential rental income, however with the simple removal of two temporary doors, the home could be seamlessly converted into a generous single-family residence. Internally, the property offers timeless and stylish living spaces, with high ceilings, quality finishes, and an abundance of natural light. Externally, the home is complemented by a well-maintained garden, mainly laid to lawn, ideal for relaxation or entertaining. Ample driveway parking is also provided. Set in a peaceful and picturesque location, this home offers serene country living with modern amenities and excellent access to nearby towns and transport links. EPC Rating: TBC

**Guide Price £800,000**

**Tenure** Freehold

**Property Type** Detached House

**Receptions** 3

**Bedrooms** 4

**Bathrooms** 3

**Parking** Driveway

**Heating** Oil

**EPC Rating** TBC

**Council Tax** Band E

Folkestone & Hythe District Council



**Situation**

The property is located on an idyllic private lane in the heart of the highly sought-after village of Stelling Minnis, a picturesque rural setting within the Kent Downs Area of Outstanding Natural Beauty. The village is known for its large area of open common land, known as "The Minnis" which offers wonderful opportunities for walking, cycling, and horse riding. Local amenities include the ever-popular Rose & Crown pub, a village store with post office, and a well-regarded primary school. A regular bus service runs through the village, providing good local connectivity. The historic Cathedral City of Canterbury lies approximately 8.5 miles away, while the port town of Folkestone (13.3 miles) and Ashford offer high-speed rail links to London. The Channel Tunnel terminal is also around 13.3 miles away, and the M20 motorway can be accessed approximately 7.4 miles from the property.

**The accommodation comprises**

**Kitchen/Breakfast room**

17' 11" x 15' 3" (5.46m x 4.65m)

**Living/Dining room**

37' 2" x 18' 4" (11.33m x 5.59m)

**Family room**

18' 8" x 16' 0" (5.69m x 4.88m)

**Hallway**

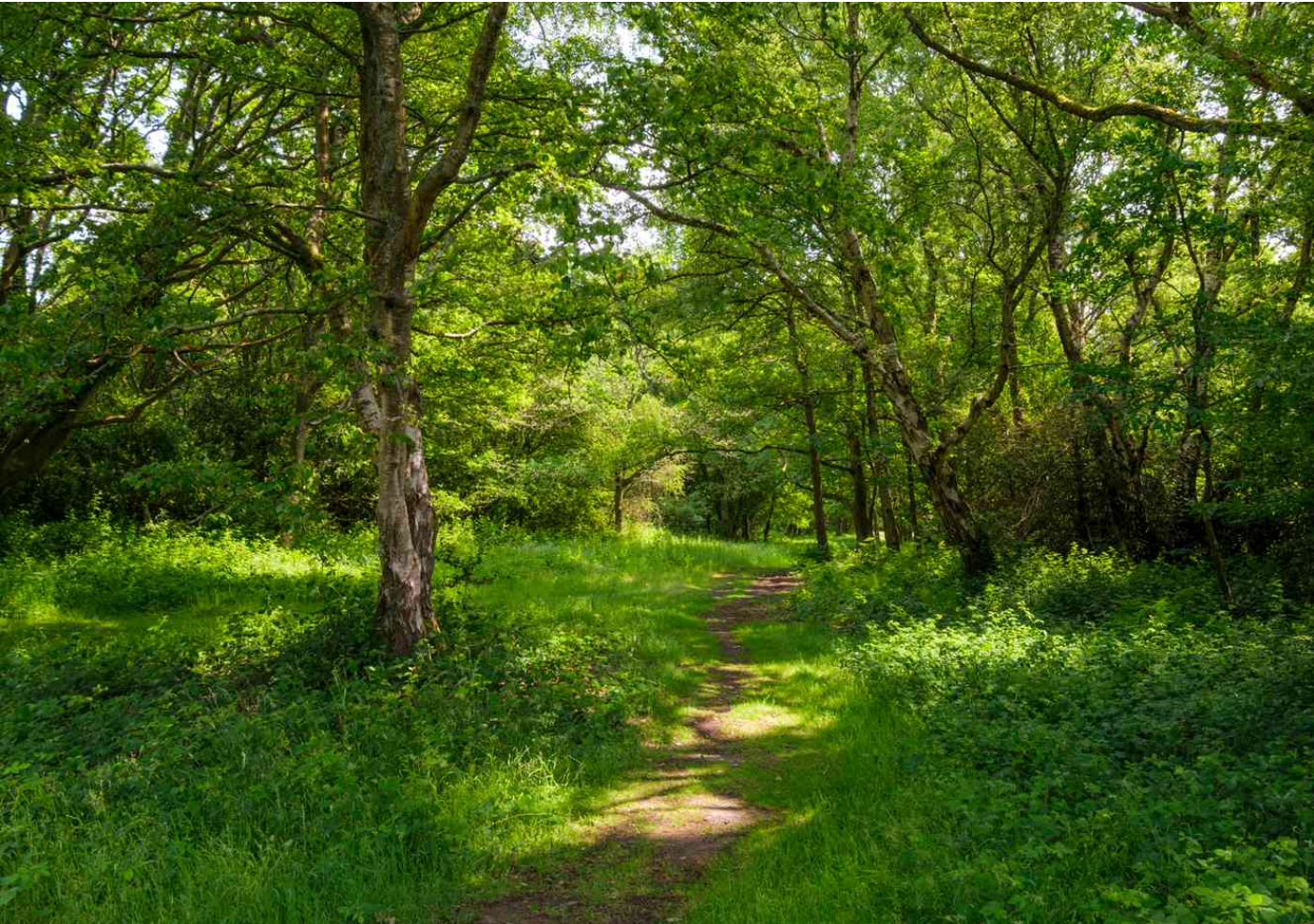
**Bedroom three**

9' 11" x 9' 4" (3.02m x 2.84m)

**Ensuite shower room**

**Boot room**

9' 5" x 8' 9" (2.87m x 2.67m)





## Utility room

9' 10" x 9' 3" (3.00m x 2.82m)

## First floor

### Bedroom one

18' 3" x 10' 8" (5.56m x 3.25m)

### Bedroom two

18' 3" x 8' 11" (5.56m x 2.72m)

## Galleried landing

### Shower/bathroom/WC

18' 3" x 11' 2" (5.56m x 3.40m)

### Bedroom four

9' 9" x 9' 1" (2.97m x 2.77m)

### Shower room/WC

9' 10" x 9' 3" (3.00m x 2.82m)

## Outside

Attractive generous gardens







Approximate Gross Internal Area = 240 sq m / 2582 sq ft

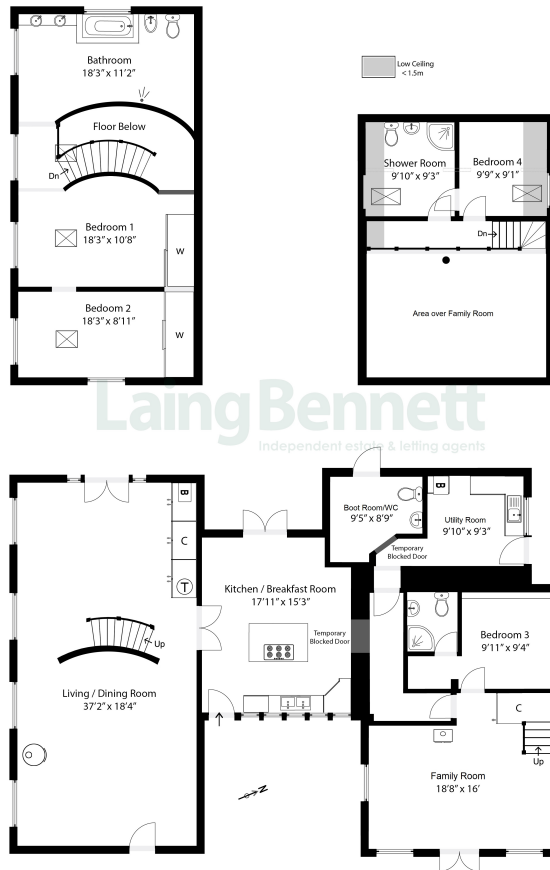
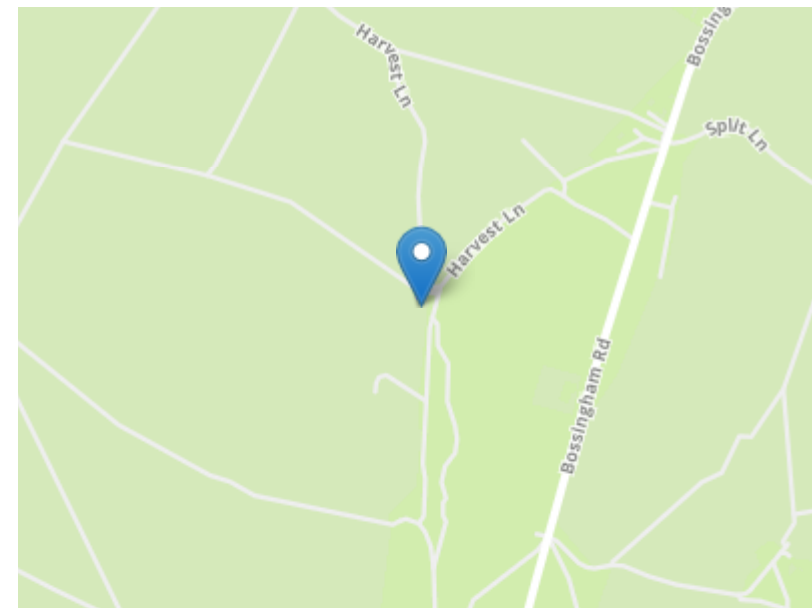


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.  
Not to scale. Outbuildings are not shown in actual location.  
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