



Terence Painter

ESTATE AGENTS

- Grade II Listed Detached Cottage
- Built Circa 1760
- Grounds of Approx. Two-thirds of an Acre
- Three Bedrooms
- Spacious Lounge & Dining Room
- Kitchen-Breakfast Room
- Utility Room
- Cloakroom/W.C.
- Family Bathroom
- Large Cellar Room
- Detached Garage with Planning Consent
- Beautiful Established Gardens
- Rural Location & Views
- Close to Village Shops & Amenities



Firbank, Brook Street, Eastry, Sandwich, Kent. CT13 0HR.

Freehold £795,000

PICTURE POST CARD 18TH CENTURY DETACHED COTTAGE WITH POTENTIAL, SITTING WITHIN GROUNDS OF APPROX. TWO-THIRDS OF AN ACRE AND LOCATED CLOSE TO VILLAGE SHOPS & AMENITIES

'Firbank' is an extremely attractive Grade II Listed red-brick detached cottage which is believed to date back to 1760. Sitting comfortably within its established well maintained gardens of approximately two-thirds of an acre the property is located within 50metres of Eastry Village shops & amenities. This character home boasts many period features including exposed beams and a cat-slide roof to the rear.

The ground floor of the property boasts a welcoming entrance hall, a spacious homely lounge-dining room with wood-block flooring, a brick fireplace with inset solid fuel burner, a feature window overlooking the side garden and French doors leading out to the rear garden and the south-facing patio. Also located on the ground floor are the dual aspect kitchen-breakfast room, utility room with access to the rear garden and cloakroom/WC. In addition a substantial cellar room is located at basement level. On the first floor are two good-sized double bedrooms, the family bathroom and a walk-in storage cupboard, with a third bedroom located on the top floor.

Within the extensive grounds is a detached garage and a good size driveway providing ample off-street parking for several cars. Planning permission was granted in 2021 for a replacement detached double garage with WC and store room above featuring two dormer windows to the rear. Plans are available to view upon request or via Dover District Councils planning portal under planning reference: 21/01084. The well maintained mature gardens feature two sizable ornamental lawned gardens, a large south-facing patio and an established orchard with fruit and olive trees.

Location

Eastry Village

Eastry is a small but busy pretty Kent village located approximately 3 miles from Sandwich and 11 miles from Canterbury. The vibrant village benefits from a local pub, church, Post Office, butchers, bakers, pharmacy and a mini-mart together with a number of eateries. Eastry also benefits from a children's nursery and a C of E primary school.

Ground Floor

Entrance

Via feature open side entrance porch with wrought iron gate, quarry tiled floor, light, brass door-bell push and half glazed wooden front door leading to hallway.

Hallway

L-shaped hallway measuring 6.260m x 3.050m (20' 6" x 10' 0") to the extremes. With feature hardwood block flooring, exposed beams to ceiling, three wall lights, window to side, telephone point, double radiator and an understairs storage cupboard.

Cloakroom/W.C.

Half tiled to walls, tiled floor, fitted with low-level W.C. and wash hand basin. Window to side.

Utility Room

2.570m x 2.390m max (8' 5" x 7' 10") Fitted with a range of cupboards, stainless steel sink unit inset to work surface area with cupboard and plumbing for washing machine under. Built-in cupboard housing gas fired combination boiler with feature wood mantel over. Wooden door and window to the rear overlooking the rear garden. Tiled floor. Fluorescent strip lighting. Door leading to cellar via concrete steps.

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Cellar

4.270m x 4.250m (14' 0" x 13' 11") Spacious room with painted concrete floor. Potential workshop or gym. Power and light. Expelair ventilation extractor. Gas and electric meters, electric consumer unit.

Kitchen/Breakfast Room

4.170m extending to 6.28m into front entrance lobby x 2.830m (13' 8" to 20' 7" x 9' 3") Fitted with a range of base and wall cupboards. Corian work-surface area with inset one and a half bowl sink unit and local wall tiling. Integrated Neff electric self-cleaning oven with Neff gas hob over and extractor above. Space and plumbing for washing machine. Recess with built-in storage cupboards and work-surface area. Vinyl tiled flooring. Exposed beams to ceiling. Wooden sash windows to front and side. Double radiator. Step down to front entrance lobby with solid wood front door and a range of fitted storage cupboards.

Living Room

Spacious feature open-plan L-shaped triple aspect lounge and dining room with overall measurements of 7.780m x 6.350m narrowing to 4.33m (25' 6" x 20' 10" narrowing to 14' 3")

Lounge Area: 4.33m x 4.30m (14'3" x 14'1") With sash window to the front and feature full height bay window overlooking the side garden. Hardwood block flooring. Feature open brick fireplace with quarry tiled hearth and solid beam wooden mantel over and fitted with a 'Stovax' solid fuel burner. Exposed beams to ceiling. Two wall lamps.

Dining Area: 6.35m x 3.72m (20'10 x 12'2") With wooden French doors with windows either side leading out onto the rear patio and garden. Hardwood block flooring. Partial exposed brick walls. Exposed beams to ceiling. Three wall lamps.

First Floor

Landing

Feature exposed beams and brick-work. Walk-in storage/airing cupboard measuring 2.62m x 1.07m (8'7" x 3'6") with light and electric heater. Carpeted flooring and stairs leading to second floor.

Bedroom One

5.69m narrowing to 4.35m x 4.30m (18' 8" to 14'3" x 14'1") Double aspect room with windows to the front and side. Exposed beams to ceiling. Carpeted flooring.

Bedroom Two

4.120m extending to 6.320m x 2.850m (13' 6" extending to 20'9" x 9' 4") With two windows to front. Double radiator. Exposed beams to ceiling. Carpeted flooring. Double radiator.

Bathroom

2.490m x 1.980m (8' 2" x 6' 6") Fully tiled to walls and fitted with panelled bath with hand-held shower attachment, wash basin inset to vanity unit and low level W.C. Feature oriel window to side. Double radiator and electric heated towel rail. Vinyl tiled flooring. Electric shaver point. Wood panelling to ceiling.

Second Floor

Bedroom Three

Occupying the whole of the top floor the room is divided into two areas. Part one measuring 3.540m x 2.380m (11' 7" x 7' 10") with restricted access leading to part two which measures 3.34m x 2.38m (11' x 7'10"). There is a pitched ceiling with a maximum ceiling height of 1.78m (5'10"). Two dormer windows to the front. Partial exposed beams. Inset ceiling downlights. Carpeted flooring.

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Exterior

The Grounds

Firbank sits upon an extended plot of approx. two-thirds of an acre. The beautiful established and well maintained gardens are arranged into various areas which include a spacious side garden, large patio and rear garden, orchard and front garden with parking.

Front Garden

The entrance to the property is via a traditional five-bar gate leading to an extensive driveway with parking for up to six cars. The front garden features a number of established fir trees from which 'Firbank' derives its name, together with established borders. To the right-hand side of the property sits a detached garage, located behind the garage is a garden store measuring 1.7m x 1.45m. The property benefits from a planning consent granted in 2021 (under planning reference 21/01084) for the demolition of the existing garage and the erection of a new detached double garage with W.C and a store room above featuring two dormer windows at the rear and of approx. 63m² (678sqft over two floors). Plans are available to view upon request or via Dover District Councils planning portal under planning reference: 21/01084.

Side Garden

To the left-hand side of the property is an established formal lawned garden area measuring approx. 84' (25.60m) wide at its mid-point x 56' (17.06m) plus deep.

Rear Garden

Immediately to the rear of the property is a substantial patio area leading onto a formal lawned area measuring approx. 95' (28.95m) deep x 81' (24.68m) wide. The garden features established borders and a hedge boundary.

The Orchard

Located to the rear and to the right of the property is an established ornamental orchard area featuring old English apple, cherry & olive trees and gooseberry bushes. There is a timber storage shed with power and a covered wood store.

Services

The property benefits from connection to mains gas, electricity, water and drainage.

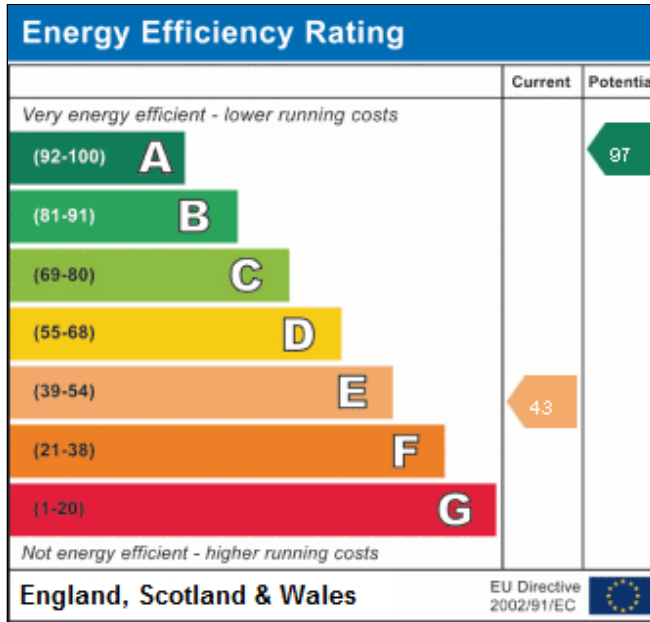
Viewing

Viewings are strictly by appointment only, please call Terence Painter Estate Agents now on 01843 866866 to book your viewing appointment.



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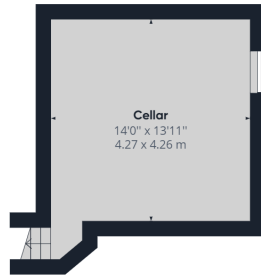


Viewing strictly by prior appointment with the Selling Agents
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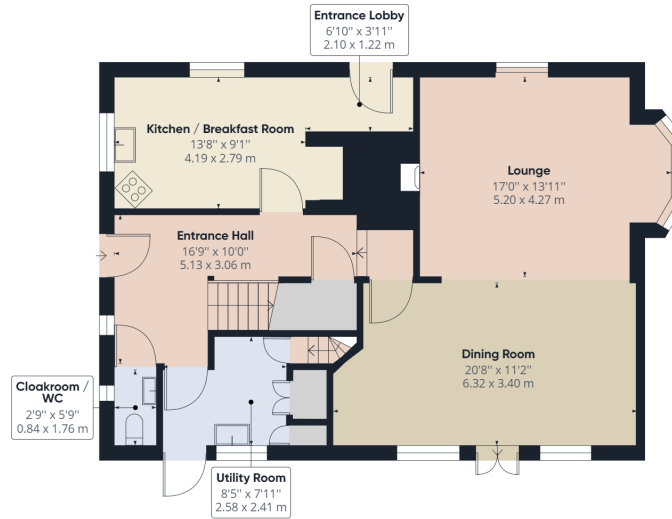
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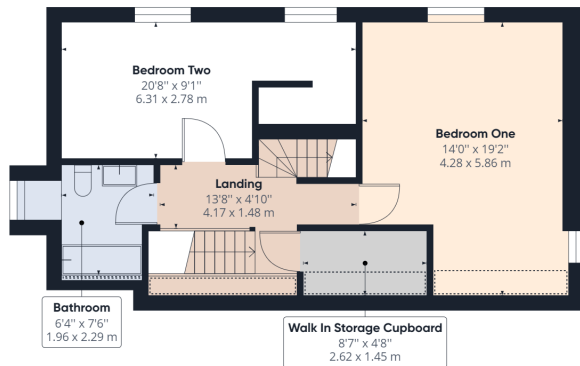
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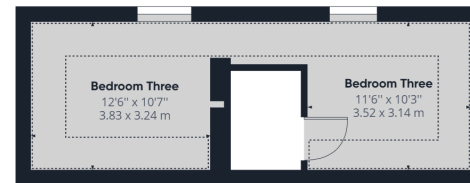
Floor -1 Building 1



Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1

Approximate total area⁽¹⁾

1786.58 ft²
165.98 m²

Reduced headroom

197.65 ft²
18.36 m²

(1) Excluding balconies and terraces

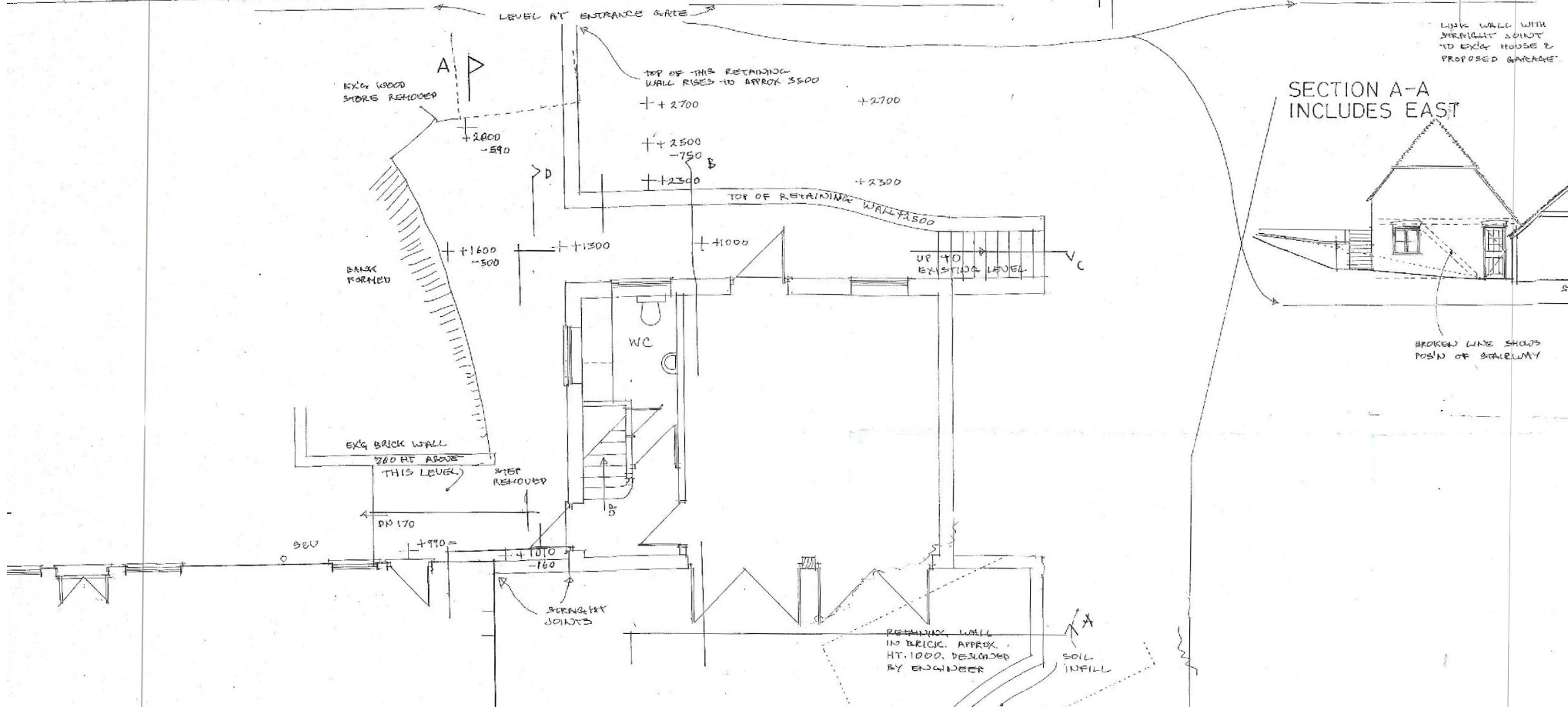
⋮ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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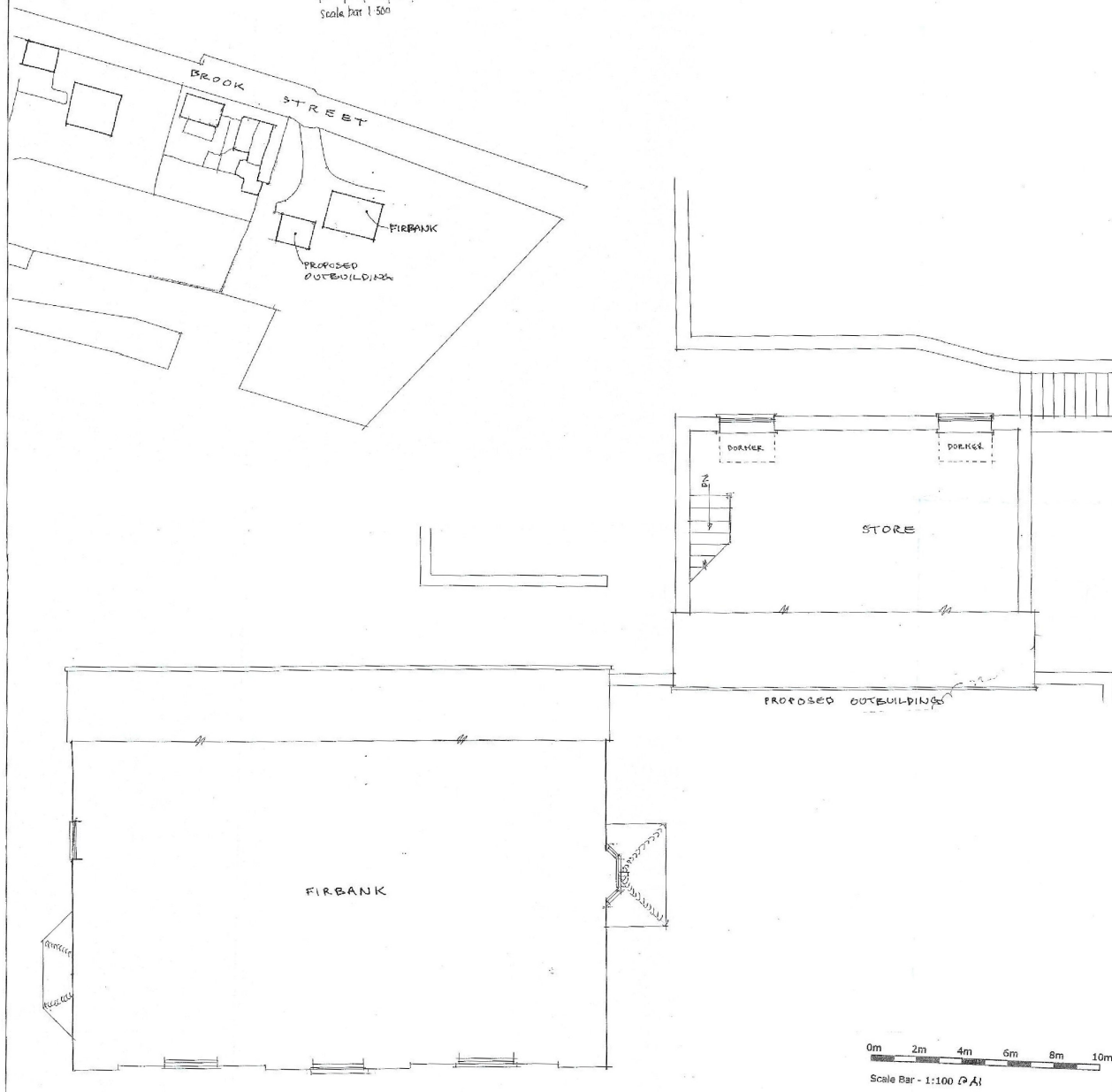
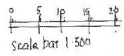
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SITE PLAN 1:500



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