







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 £699,995

Tenure Freehold

Property Type Detached House

Receptions 2

Bedrooms 3

Bathrooms 1

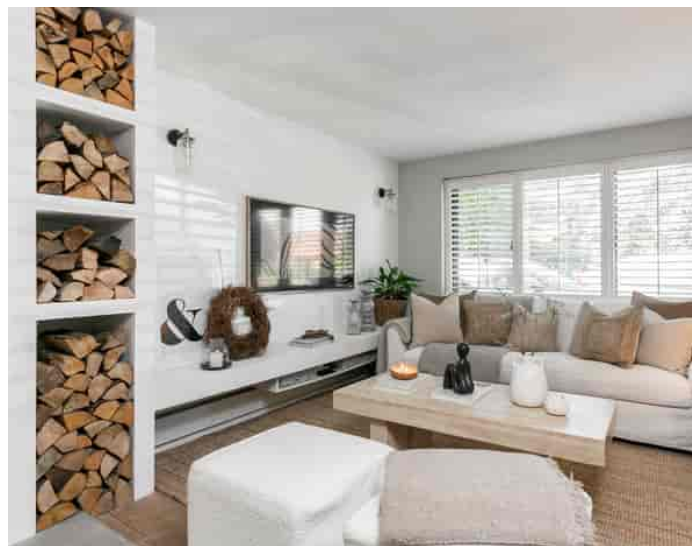
Parking Driveway & garage

Heating Oil

EPC Rating E

Council Tax Band E

Folkestone & Hythe



Situation

The property is in a charming farmyard conversion in the hamlet of Misling on the outskirts of the village of Stelling Minnis. The village offers amenities including: a thriving convenience store and post office, public house and sought after primary school. This property is also close to the 'Six Mile' Esso petrol station and shop. The city of Canterbury is approximately 9 miles to the north. Junction 11 of the M20 is approximately 5 miles to the south. Stelling Minnis is surrounded by common land with a wide range of rural walks and open spaces to explore. There is a bus service to both Canterbury and Hythe.

The accommodation comprises

Ground floor

Entrance hall

Cloakroom/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





ty
Warhol

Muscel.
n Sweden
1968

get
NAKED

WIND



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

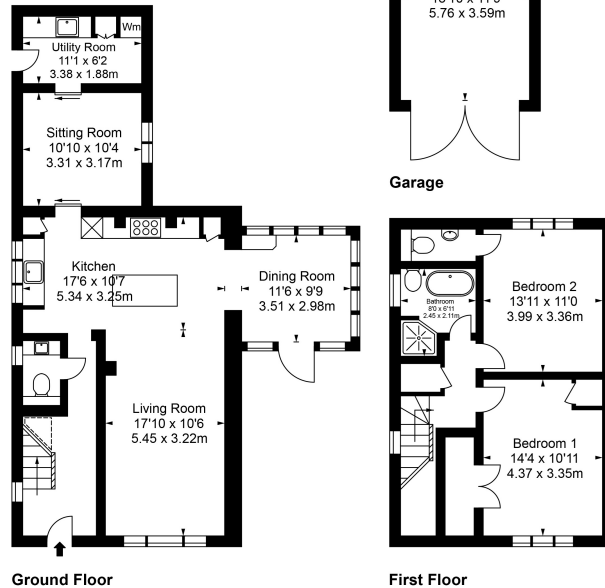


Illustration for identification purposes only, measurements are approximate, not to scale.
floor plan by: www.creativeplanetk.com



Need to book a viewing?

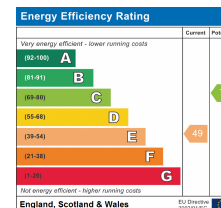
If you would like to book a viewing please
contact our office on **01303 863393** or
email sales@laingbennett.co.uk

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.