



The Mount, Canterbury Road, Lyminge, Folkestone, Kent, CT18
8HU

EPC Rating =

Guide Price £565,000





Positioned delicately back from the road in the beating heart of the village, this wonderful detached property offers flexible and spacious accommodation. Bathed in natural light throughout, and offering beautiful period features; as you walk around this wonderful property you catch views of the rolling countryside and village life. Benefits from a south westerly enclosed rear garden and driveway to the rear with space for several cars. Accommodation comprises: Ground floor - porch, entrance hall, living room, family room, dining room, kitchen and WC. First floor - Main bedroom with en suite shower room and separate toilet. There are two further double bedrooms and a family bathroom. Outside - Front garden, enclosed rear garden and parking for at least three cars to the rear of the property. EPC RATING = D

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Tenure Freehold
Property Type Detached House
Receptions 3
Bedrooms 4
Bathrooms 2
Parking Parking to rear
Heating Gas
EPC Rating TBC
Council Tax Band E
 Folkestone And Hythe District Council



Situation

The village of Lyminge is nestled in the spectacular North downs it has a wonderful semi-rural feel, with an abundance of beautiful walks, cycle routes, bridle paths and benefiting from the amenities the village has to offer. There is a Post Office & convenience Shop, general store, hairdressers, two Doctors surgeries, Chemist and 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.

Property summary

This property is sat delicately back from the road, a central path to the entrance door. To the ground floor there is a welcoming and useful porch. Inside you are greeted with an opulent entrance hall with stylish Victorian style chequerboard flooring. The capacious and elegant living room has a most impressive decorative high ceiling and a beautiful bay window which overlooks the front garden. The family room is an impressive size and could alternatively be used as a fourth bedroom or home office. The dining room has space for a large table and benefits from doors into the rear glazed porch and out to the garden. Continuing the bright and airy feel the dining room flows nicely into the kitchen, with vaulted ceilings, it offers plenty of storage and work surface and overlooks the rear garden. Additionally, to the ground floor there is a handy WC under the staircase.

A charming staircase, showcasing a stain glass window leads to the landing. There are stunning views across the village to the rolling fields beyond throughout the first floor. The main bedroom is a good size, with alluring bay window, en suite shower room and separate WC. There are two further double bedrooms and a family bathroom. To the exterior of the property, the front garden is mainly laid to lawn, framed by mixed borders. Side access to the rear garden to the right of the property. The south westerly rear garden has a wonderful decked entertaining space, lawn lined with mixed borders of trees, shrubs and flowers. To the rear of the garden, there is a drive accommodating parking for at least three cars.





Ground floor

Porch

Entrance hall

Living room

14' 5" x 13' 11" (4.39m x 4.24m)

Family room/bedroom four

11' 11" x 11' 7" (3.63m x 3.53m)

Kitchen

10' 10" x 7' 10" (3.30m x 2.39m)

Dining room

15' 1" x 10' 1" (4.60m x 3.07m)

WC

First floor

Landing

Bedroom one

14' 5" x 10' 7" (4.39m x 3.23m)

Bedroom two

15' 2" x 10' 1" (4.62m x 3.07m)

Bedroom three

12' 0" x 11' 7" (3.66m x 3.53m)

Bathroom

Outside

Front garden

Rear garden

Off road parking







Approximate Gross Internal Area = 125 sq m / 1343 sq ft

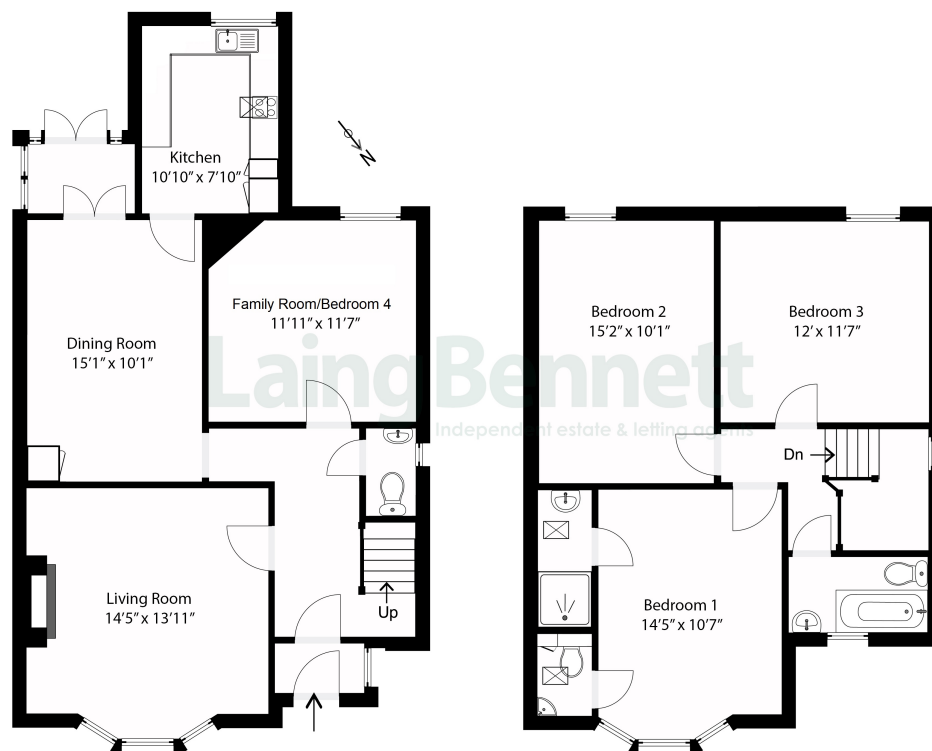


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