



Shambles, Farthing Common, Lyminge, Folkestone, Kent, CT18 8DH

Guide Price £800,000

EPC RATING: D

Stunning
Countryside
Views

*** Guide Price £800,000 - £820,000 * A spacious detached house situated in the sought after hamlet of Farthing Common set on the edge of the North Downs. This four bedroom home is set back from the road down a long gravel driveway and sitting in a plot of approximately 3/4 of an acre, which includes gardens to the front, sides and rear of the property with swimming pool and stunning countryside views towards the Elham Valley. The accommodation comprises: storm porch, entrance hall, living room with wood burner, kitchen/breakfast room, dining room, bedroom four/home office, boot room, WC and utility room. First floor – landing, three double bedrooms and main bathroom. This property benefits from granted planning permission (ref 22/0863/FH) for demolition of existing garage and annexe, erection of replacement one bedroom annexe which will provide approximately 80 square metres of living space. EPC RATING = D**



Approximate Gross Internal Area (Including Low Ceiling) = 210 sq m / 2261 sq ft
 Workshop = 36 sq m / 388 sq ft
 Annex = 27 sq m / 291 sq ft

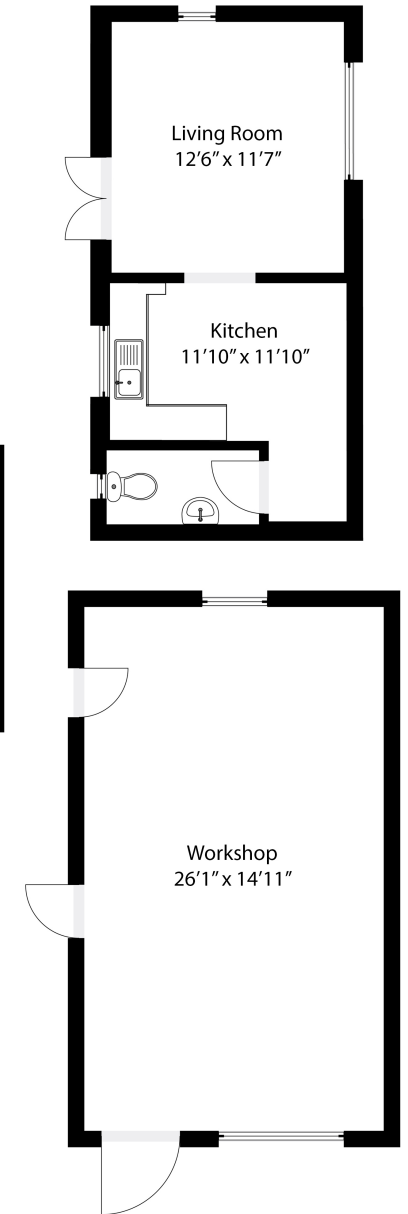
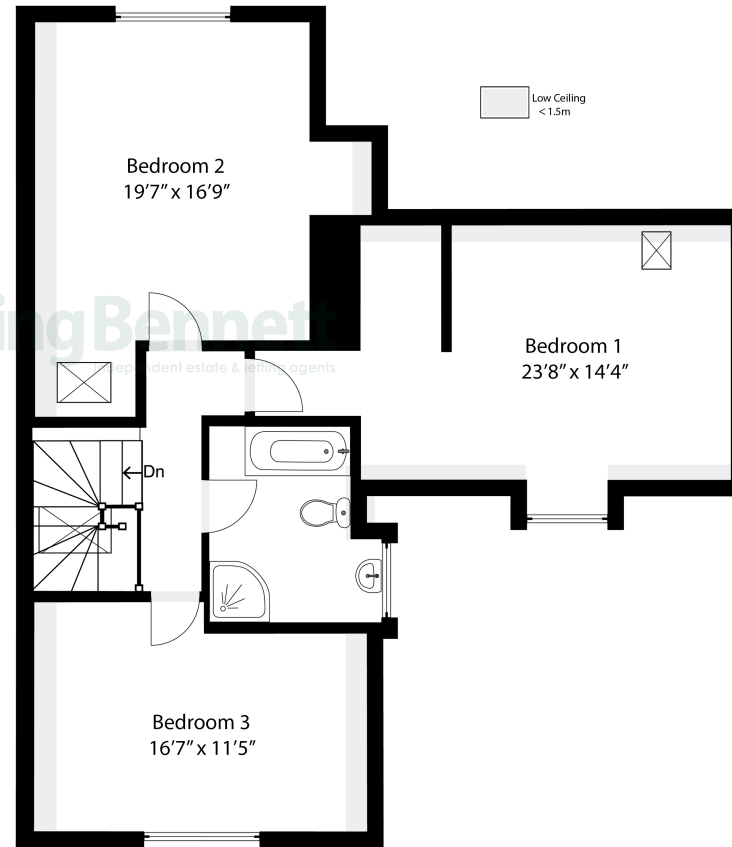
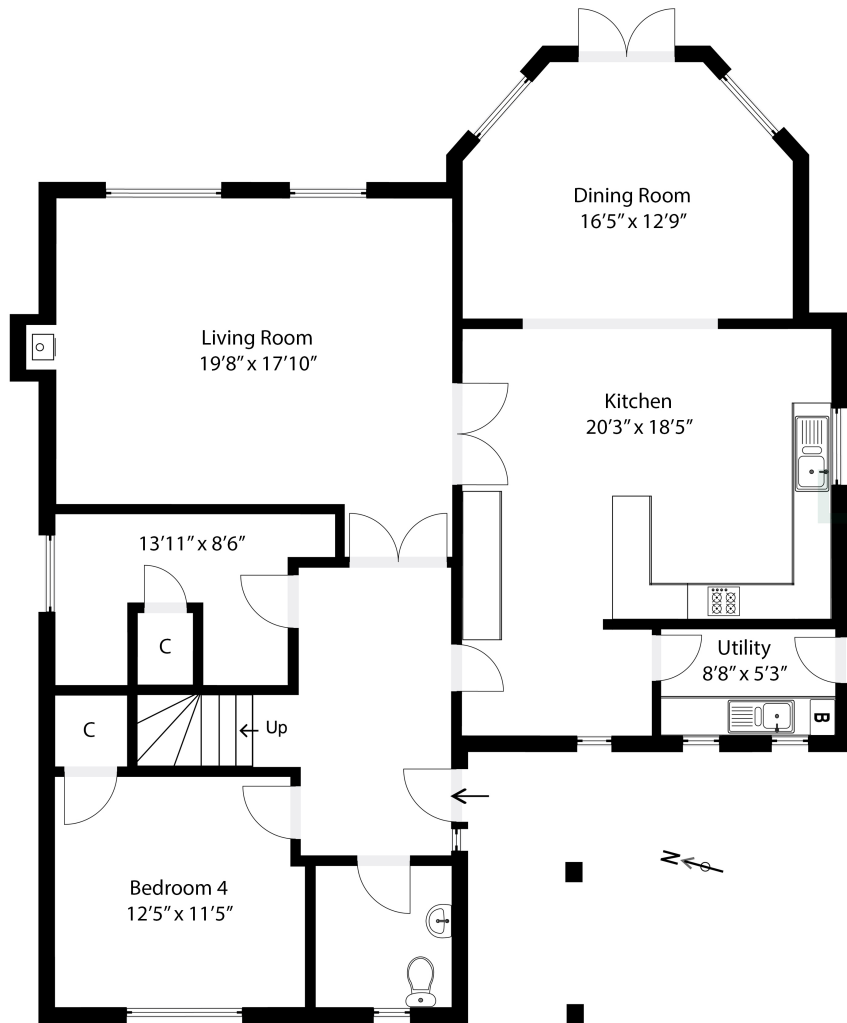


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.
 Not to scale. Outbuildings are not shown in actual location.

Situation

The property is located in the hamlet of Farthing Common, which is on top of the North Downs between the villages of Postling and Lyminge, surrounded by woods and farmland in a designated 'Area Of Outstanding Natural Beauty' and enjoying the most glorious far reaching views. Lyminge offers plenty of amenities, and nearby Ashford, Canterbury and Folkestone provide a full range of facilities including commuter links and excellent schooling. The M20 is readily accessible with great access to London and the Continent.

The accommodation comprises

First floor

Entrance hall

Living room

19' 8" x 17' 10" (5.99m x 5.44m)

Kitchen

20' 3" x 18' 5" (6.17m x 5.61m)

Utility

8' 8" x 5' 3" (2.64m x 1.60m)

Dining room

16' 5" x 12' 9" (5.00m x 3.89m)

Bedroom four

12' 5" x 11' 5" (3.78m x 3.48m)

Boot room

13' 11" x 8' 6" (4.24m x 2.59m)

WC

First floor

Bedroom one

23' 8" x 14' 4" (7.21m x 4.37m)





Bedroom two

19' 7" x 16' 9" (5.97m x 5.11m)

Bedroom three

16' 7" x 11' 5" (5.05m x 3.48m)

Bathroom

Annexe

Planning permission

Demolition of existing garage and annexe, erection of replacement annexe which will provide approximately 80 square metres of living space. More information on the granted planning permission can be found on Folkestone & Hythe Council's website using reference 22/0863/FH

Annexe - Living room

12' 6" x 11' 7" (3.81m x 3.53m)

Annexe - Kitchen

11' 10" x 11' 10" (3.61m x 3.61m)

Annexe - WC

Outside

Workshop

26' 1" x 14' 11" (7.95m x 4.55m)

Long driveway (with right of way for neighbour)

Gardens to the front sides and rear

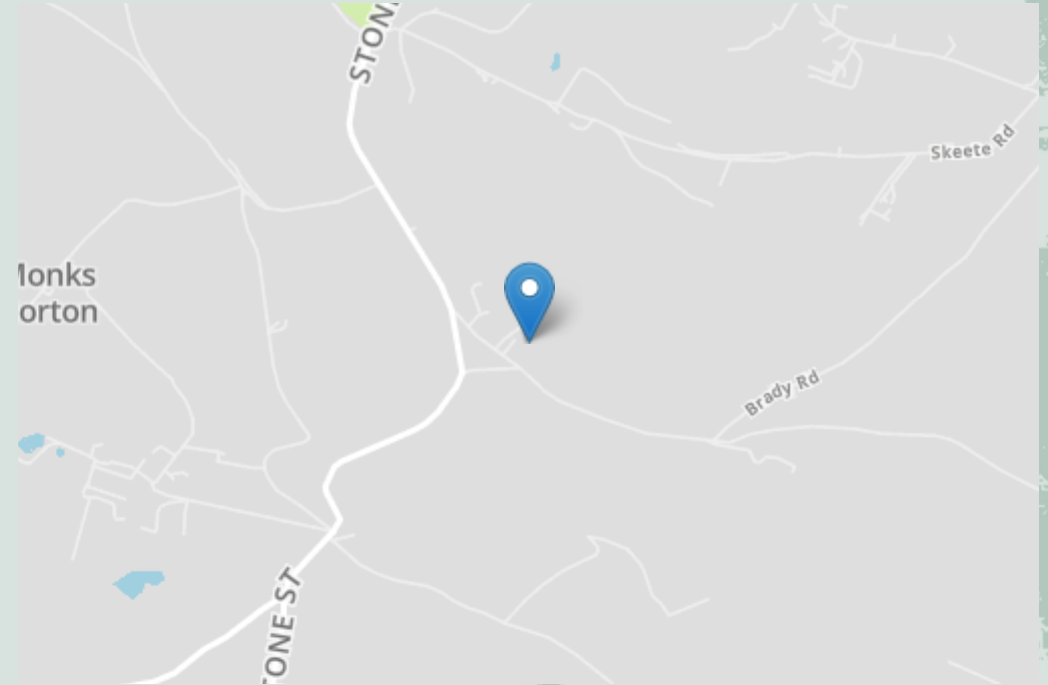
Outdoor swimming pool

Heating

LPG







Need to Book a Viewing?

If you would like to view this property please contact our Lyminge branch on 01303 863393 or lyminge@laingbennett.co.uk

Directions

For directions to this property please contact us

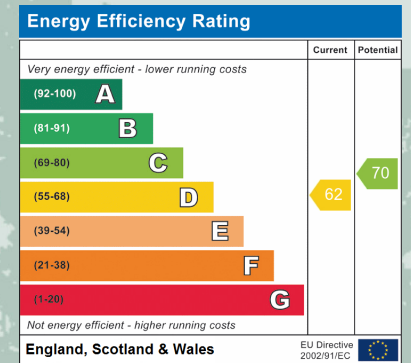
Lyminge

01303 863393

lyminge@laingbennett.co.uk

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

www.laingbennett.co.uk



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.