



Coney Bank, Church Road, Lyminge, Folkestone, Kent, CT18 8HZ

EPC Rating = C

Guide Price £525,000

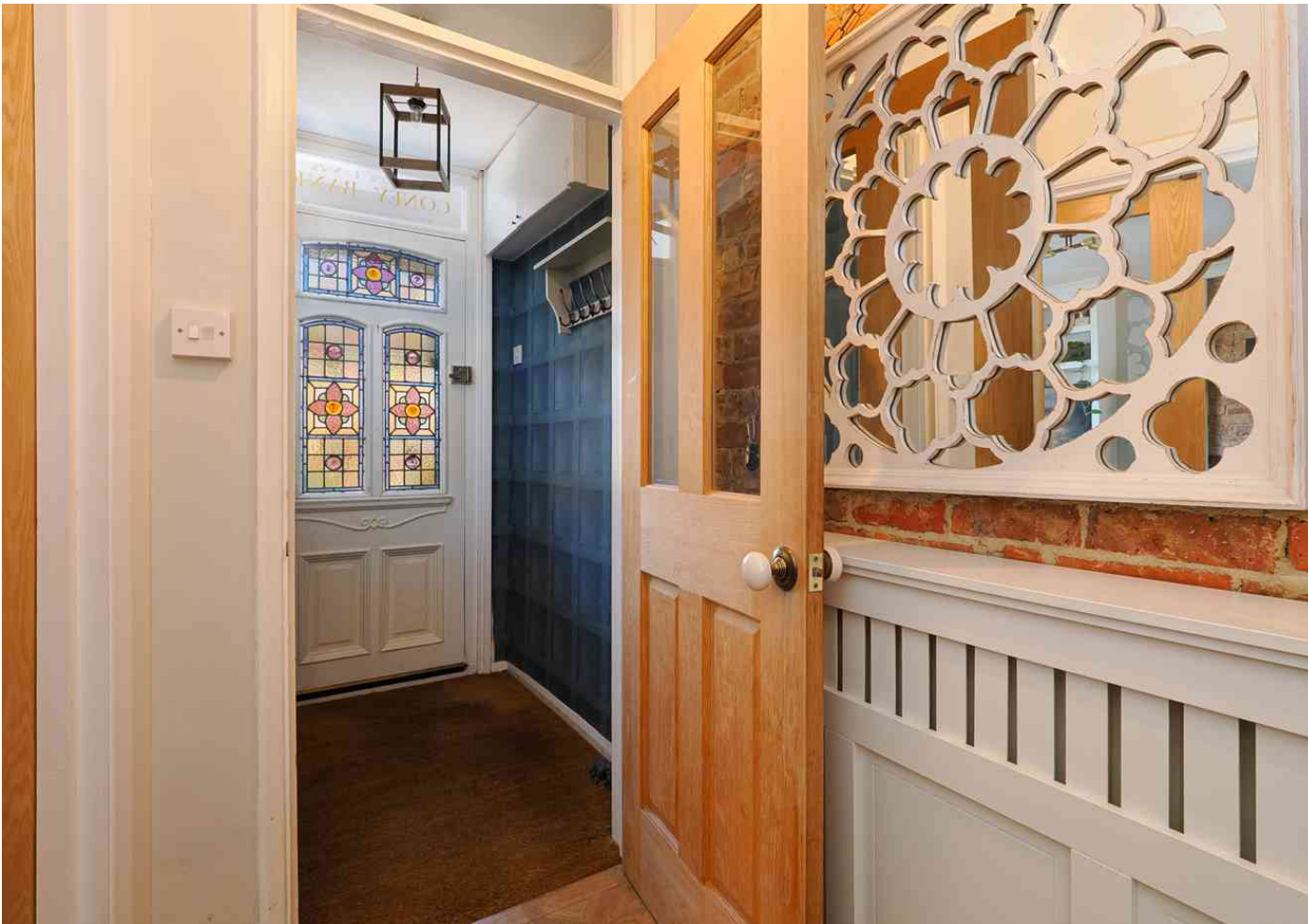




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A beautifully presented semi-detached period home located on a desirable road in the heart of Lyminge, just a short walk from the primary school and village amenities. This charming property blends character features with high-quality contemporary finishes throughout. The ground floor includes a welcoming storm porch and inner porch leading to a stylish entrance hall with herringbone parquet flooring and exposed brickwork. The elegant living/dining room features a bay window, fitted cabinetry, a contemporary wood-burning stove and parquet flooring. At the rear, a spacious open-plan kitchen/breakfast room boasts solid wood worktops, a butler sink, range cooker space with attractive tiling, integral appliances, and space for a breakfast area, opening into a bright sun room with garden views. A handy WC/utility room adds further convenience and practicality. Upstairs, there are three well-proportioned bedrooms, including a main bedroom with built-in wardrobes, along with a stylish family bathroom/WC. The home is further enhanced by a pretty front garden, block-paved driveway, and gated rear access to additional parking and a timber-clad garage with power and light. The enclosed rear garden offers a peaceful retreat, featuring a lawn, sun terrace, well stocked raised beds, a pear tree and potting shed. EPC RATING = C

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**Tenure** Freehold

**Property Type** Semi-Detached House

**Receptions** 2

**Bedrooms** 3

**Bathrooms** 1

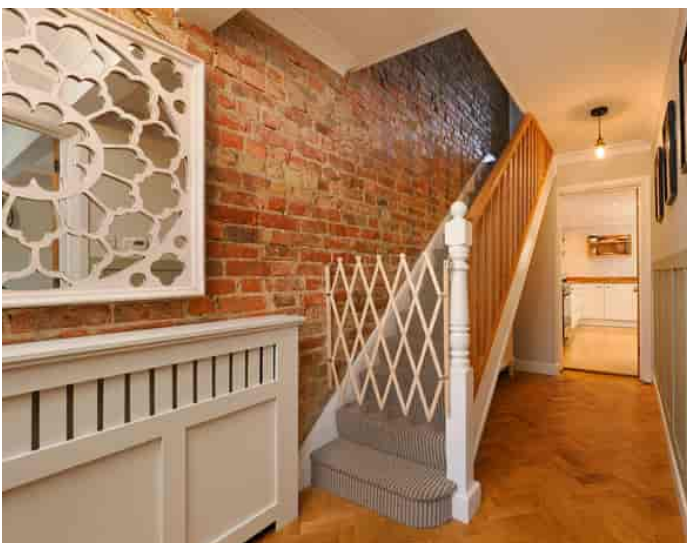
**Parking** Driveway and garage

**Heating** Gas

**EPC Rating** C

**Council Tax** Band D

Folkestone & Hythe District Council





**Situation**

The property is situated on a sought after road in the village of Lyminge. Nestled in the spectacular North downs it has a wonderful semi-rural feel, with an abundance of beautiful walks nearby and benefitting from the amenities the village has to offer. There is a Post Office & Convenience Shop, 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.

**Ground floor**

Storm porch

Inner porch

Entrance hall

Living/dining room

23' 4" x 11' 6" (7.11m x 3.51m)

Kitchen/breakfast room

16' 2" x 14' 1" (4.93m x 4.29m) Opening to:

Sun room

11' 0" x 5' 2" (3.35m x 1.57m) Door to:

WC/utility

First floor

Landing





### Main bedroom

14' 2" x 11' 9" (4.32m x 3.58m)

### Bedroom two

14' 8" x 10' 6" (4.47m x 3.20m)

### Bedroom three

10' 11" x 9' 0" (3.33m x 2.74m)

### Family bathroom/WC

### Outside

Attractive frontage and rear garden

### Driveway

Blocked paved driveway for one vehicle to the front - This property also benefits from a rear access from 'Kimberley Terrace' with gate leading to a gravel parking area for 1-2 vehicles

### Timber clad garage

18' 0" x 12' 4" (5.49m x 3.76m)



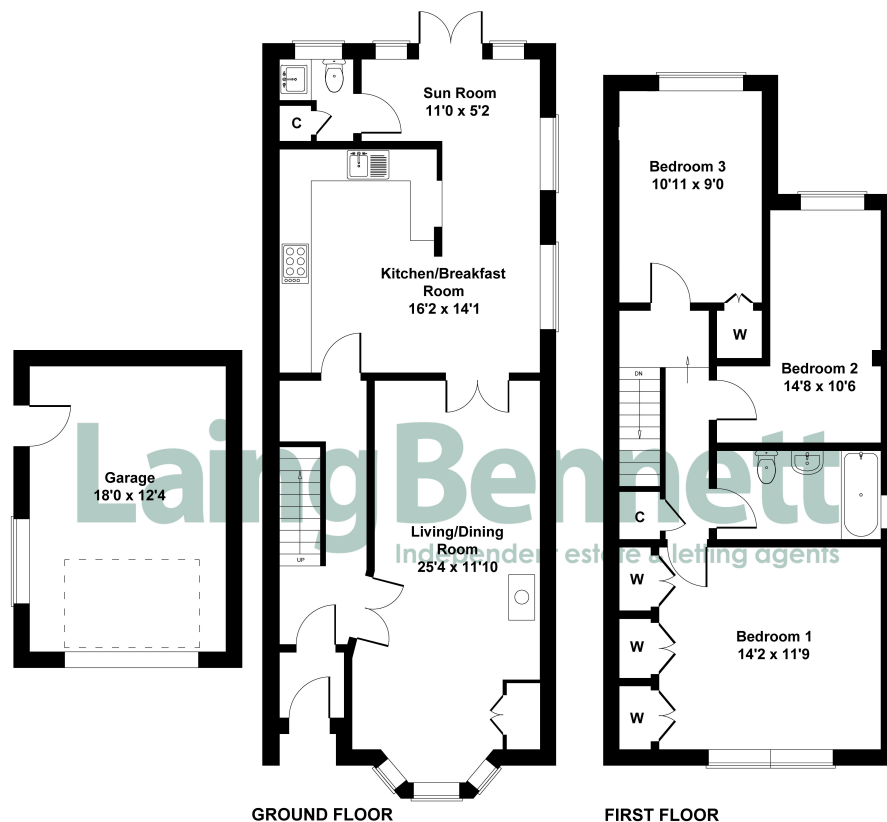












#### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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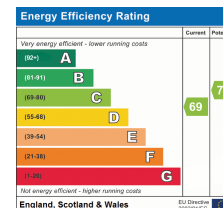
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