

**The Old Farmhouse, Derringstone Street, Barham, Canterbury, Kent, CT4 6QB**

**Guide Price £675,000**

**EPC RATING: D**

**Home Of  
Enchantment  
And Character**



This enchanting Grade II listed home full of character and history. As you explore this charming home you will be delighted by the original features such as the inglenook fireplaces, original doors exposed beams and timbers. The property has pretty walled gardens that are well stocked with mature trees and border beds providing a place where you can relax and get lost in quiet seclusion away from the hustle and bustle of life. The property further benefits from a workshop and garage to the rear that can be accessed via a door from the garden store and has vehicular access to the rear with one off road parking space. EPC RATING = D



Approximate Gross Internal Area (Including Low Ceiling) = 144 sq m / 1552 sq ft

Cellar = 11 sq m / 118 sq ft

Outbuildings / Garage = 26 sq m / 278 sq ft

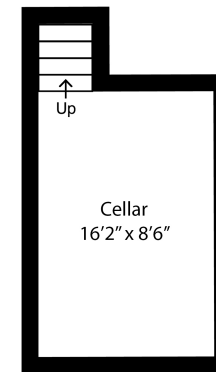
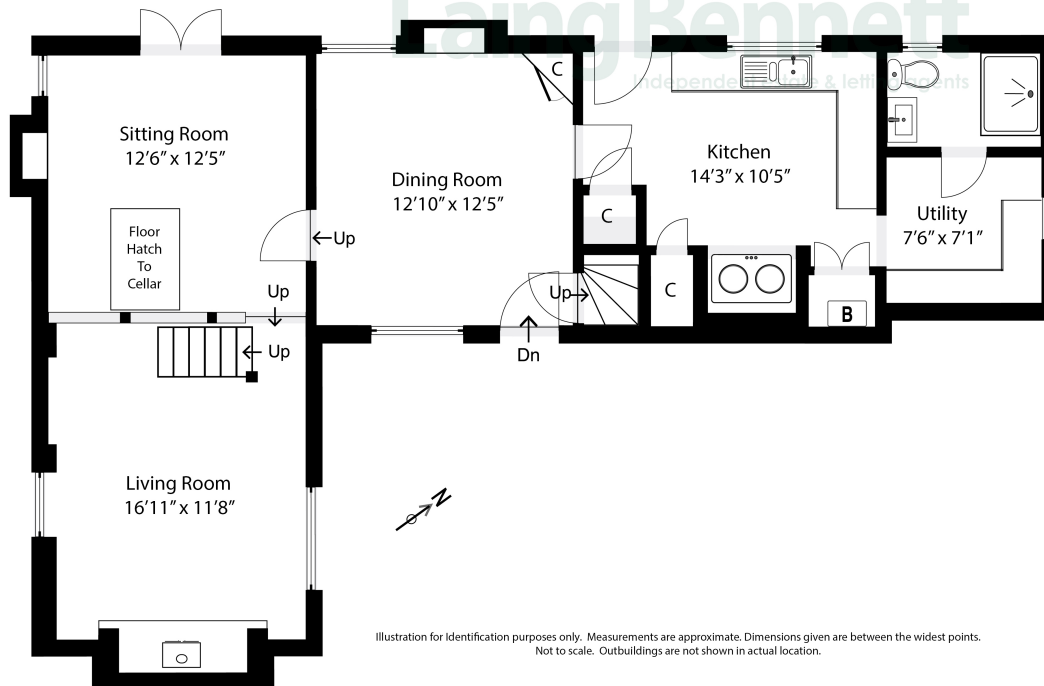
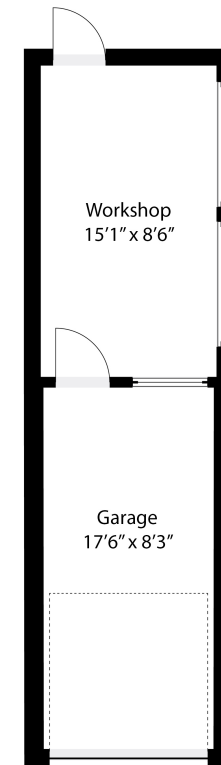
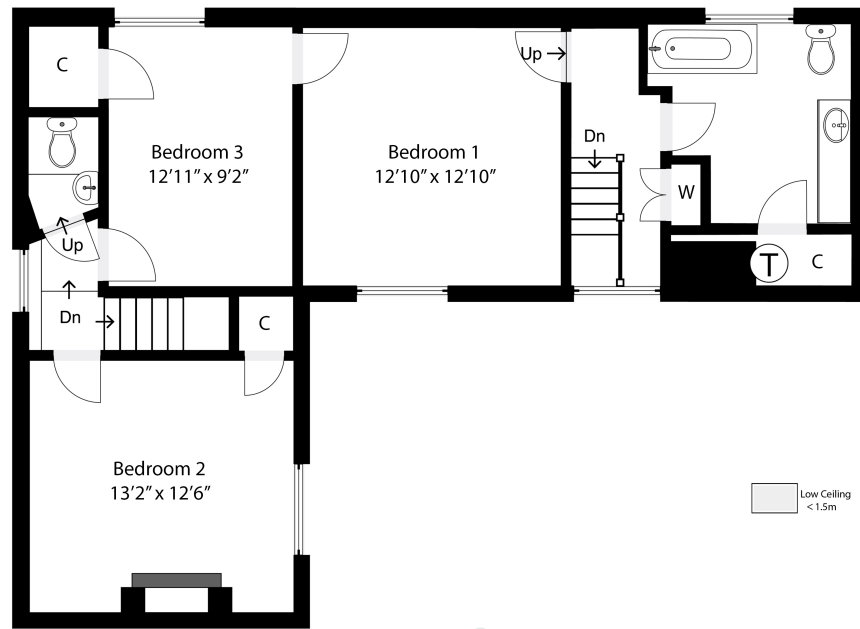


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.



### Situation

This property situated in the sought after village of Barham. The village is situated at the top of the Elham Valley and to the south of the city of Canterbury. Local amenities include primary school, village community store with post office, public house, nearby garden centre, fine ancient church and village hall offering a variety of clubs and Bowls group. With exceptional walks in nearby Forestry England Covert and Covert Woods, also the opportunity of a wine tasting tour at the local Simpsons Wine estate. The historic City of Canterbury has a range of secondary schools. A2, Approx. 2 miles. Canterbury West railway station with high speed services Approx. 8 miles. Channel Tunnel Terminal Approx. 13 miles. There is a regular bus service from the village to both Canterbury and Folkestone.

### Welcome to one of the original homes of this popular village

On entering the home you are greeted by the double aspect dining room which sets a welcoming tone, especially with the original 'aged' corner cupboard adding to its charm. The 'country' style kitchen with the recently fitted 'Aga'. makes this the heart of the home and addition of a utility room and shower room/WC adds practicality to the space. Moving on to the sitting room, the glazed French doors leading to the garden bring in plenty of natural light, creating a lovely ambiance. The open timber staircase separates the living room and compliments the impressive inglenook fireplace with a wood-burning stove.

Upstairs, there is landing and cloakroom/WC. The feature fireplace in bedroom two adds character, while bedroom three has a cupboard and door leading to the main bedroom. There is built-in wardrobe on the the second landing and staircase leading down to the dining room. The first floor also has and extremely spacious family bathroom/WC.

The property has pretty walled gardens that are well stocked with mature trees, border beds, lawns and sun terrace providing a place where you can relax and get lost in quiet seclusion away from the hustle and bustle of life. The presence of the sycamore tree at the bottom of the garden adds a touch of natural beauty and provides shade and ambiance. When the white roses bloom on the arched pergola this beautiful garden becomes even more enchanting. The beech trees to the front and along the side property contribute to the picturesque setting and offer additional greenery. The property further benefits from a garage to the rear that can be accessed via a door from the garden workshop and has vehicular access to the rear with one off road parking space.



### The accommodation comprises

#### Ground floor

##### Covered entrance

With front door leading to the:

##### Dining room

12' 10" x 12' 5" (3.91m x 3.78m)

##### Sitting room

12' 6" x 12' 5" (3.81m x 3.78m) Being open plan to:

##### Living room

16' 11" x 11' 8" (5.16m x 3.56m)

##### Kitchen

14' 3" x 10' 5" (4.34m x 3.17m)







#### Utility

7' 6" x 7' 1" (2.29m x 2.16m)

#### Shower room/WC

#### First floor

#### Landing one

#### WC

#### Bedroom two

13' 2" x 12' 6" (4.01m x 3.81m)

#### Bedroom three

12' 11" x 9' 2" (3.94m x 2.79m) with door to:

#### Bedroom one

12' 10" x 12' 10" (3.91m x 3.91m)

#### Second landing

#### Bathroom/WC

#### Basement

#### Cellar accessed via hatch in the sitting room

16' 2" x 8' 6" (4.93m x 2.59m)

#### Outside

#### Delightful gardens

#### Workshop

15' 1" x 8' 6" (4.60m x 2.59m)

#### Garage and one off road parking space

17' 6" x 8' 3" (5.33m x 2.51m) With right of way over neighbouring driveway.

#### Heating

Gas













## 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](mailto:lyminge@laingbennett.co.uk)

### Directions

For directions to this property please contact us

## Lyminge

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[www.laingbennett.co.uk](http://www.laingbennett.co.uk)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	57	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



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