

**Fir Tree Cottage, Rhodes Minnis, Canterbury, Kent, CT4 6XX**

**Guide Price £775,000**

**EPC RATING:**

**Exquisite  
Country  
Home**

An enchanting three bedroom detached Grade II listed cottage which has been seamlessly extended and meticulously refurbished by the current vendor. The property has light bright accommodation and boasts many original features such as the impressive inglenook fireplace in the dining room, exposed timbers which have been skilfully uncovered and preserved. Outside the good size gardens wrap beautifully around the property and there is a newly constructed barn style double garage with electric vehicle charging point, loft storage, wood store and Kent peg tiles. Large gravelled driveway providing off road parking for several vehicles. To the far end of the garden there is decking over looking the pond where you can appreciate the tranquil, soothing sights and sounds of nature. NO Chain! EPC: Exempt



Approximate Gross Internal Area (Including Low Ceiling) = 115 sq m / 1242 sq ft  
Garage & First Floor Storage = 57 sq m / 615 sq ft

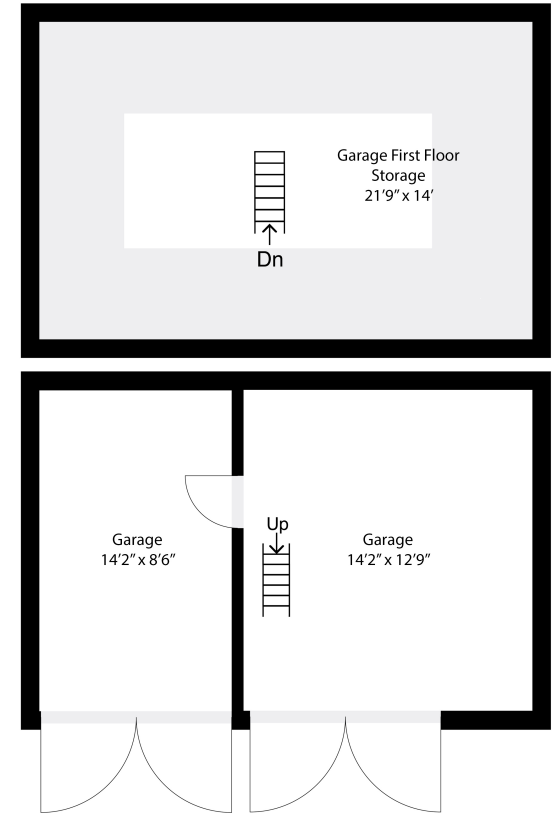
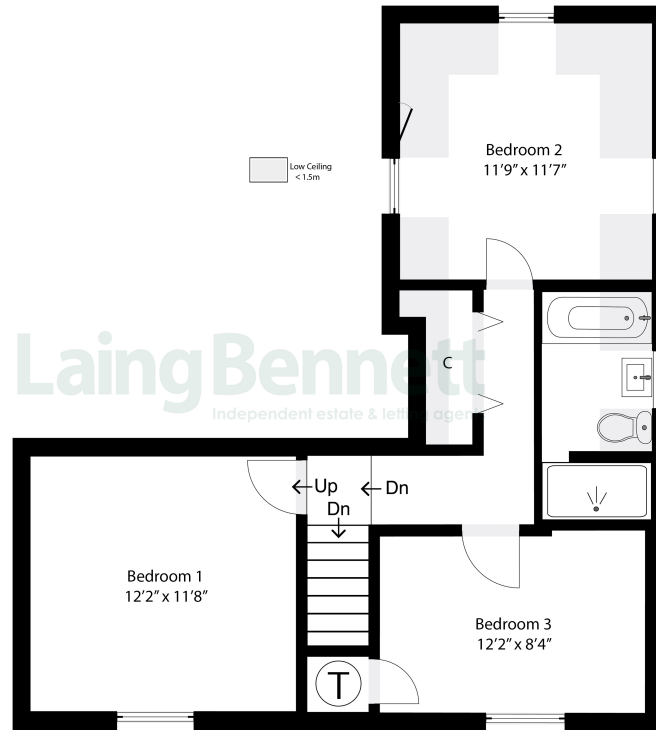
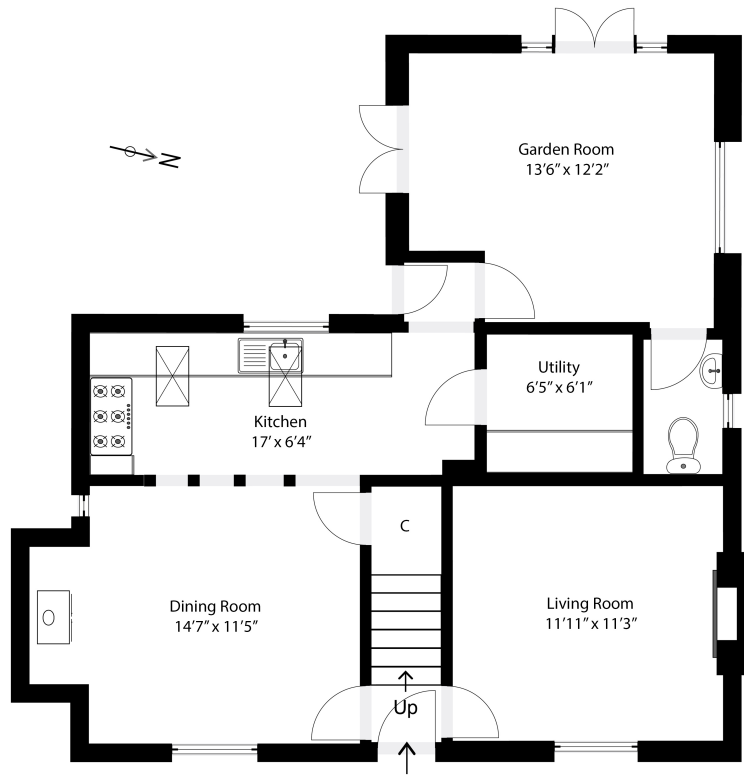


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.  
Not to scale. Outbuildings are not shown in actual location.

## Situation

This property is located in Rhodes Minnis which is a sought after small village not far from the village of Lyminge. Lyminge offers amenities including; Post Office/convenience shop, Doctors surgery, Chemist and Primary School. There are various clubs and societies and there are good bus links to both Canterbury and Folkestone. Good access to the M20 motorway and Channel Tunnel. In the nearby town of Folkestone there are mainline railway stations with High Speed services to London. In Rhodes Minnis itself there is a village hall which benefits from many clubs, classes and events as well as a popular tea room.

## Ground floor

### Entrance hallway

### Living room

11' 11" x 11' 3" (3.63m x 3.43m)

### Dining room

14' 7" x 11' 5" (4.45m x 3.48m)

### Kitchen

17' 0" x 6' 4" (5.18m x 1.93m)

### Utility

6' 5" x 6' 1" (1.96m x 1.85m)





## **Garden room**

13' 6" x 12' 2" (4.11m x 3.71m)

## **Coakroom/WC**

## **First floor**

## **Landing**

## **Bedroom one**

12' 2" x 11' 8" (3.71m x 3.56m)

## **Bedroom two**

11' 9" x 11' 7" (3.58m x 3.53m)

## **Bedroom three**

12' 2" x 8' 4" (3.71m x 2.54m)

## **Bathroom/WC**

## **Outside**

## **Gardens**

Stunning wrap around large gardens enjoying privacy and seclusion. Pond with decking, summer house, large shed and delightful gravelled sun terrace. Mature hedging and trees including a majestic fir tree in the rear garden

## **Barn style double garage - Driveway**

## **Garage one**

14' 2" x 8' 6" (4.32m x 2.59m)

## Garage two

14' 2" x 12' 9" (4.32m x 3.89m) with stairs to:

## Garage first floor

## Storage area

21' 9" x 14' 0" (6.63m x 4.27m)

## Heating

Air source heat pump







## 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

01303 863393

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

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

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



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