



The Croft, High Street, Lyminge, Folkestone, Kent, CT18 8EN

EPC Rating = D

£650,000









This beautifully presented five-bedroom semi-detached residence has been thoughtfully extended and updated, seamlessly blending contemporary living with original character features. Ideally situated in the highly sought-after village of Lyminge. Set back from the road, the property benefits from off-road parking to the side, complete with an EV charging point. Inside, a welcoming hallway leads to a charming bay fronted living room, a separate dining room, and a stunning extended kitchen/breakfast room. The kitchen is the heart of the home, boasting bi-fold doors that open onto a sunny garden, skylight windows, and a central island, perfect for family life and entertaining. Additional ground floor features include a utility room, pantry, boot room, and cloakroom/WC. Upstairs, the first and second floors offer five generously proportioned bedrooms, served by a stylish family bathroom. Outside, the sunny rear garden is mainly laid to lawn with a central entertaining area, ideal for summer gatherings. A corrugated coach house sits at the rear, accessible via a private track, offering further potential for parking or development (subject to permissions) EPC

Rating: D

**£650,000**

**Tenure** Freehold

**Property Type** Semi-Detached House

**Receptions** 3

**Bedrooms** 5

**Bathrooms** 2

**Parking** Driveway

**Heating** Gas

**EPC Rating** D

**Council Tax** Band E

Folkestone And Hythe District Council





**Situation**

This property is located on 'High Street' in the village. Lyminge offers amenities including; Convenience Shop, Doctors surgery, Hairdressers & Barbers, Chemist and sought after 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 service to London Stratford and St Pancras stations with an Approx. journey time of 53 minutes. Close to the M20 and Channel Tunnel

**Ground Floor**

**Entrance hall**

**Living room**

16' 0" x 11' 5" (4.88m x 3.48m) open plan to:

**Dining room**

13' 0" x 10' 3" (3.96m x 3.12m) open plan to:

**Open plan Kitchen/living room**

24' 5" x 20' 10" (7.44m x 6.35m)

**Utility room**

14' 8" x 6' 7" (4.47m x 2.01m)

**Cloakroom/WC**

**First floor**

**Landing**

**Bedroom one**

16' 7" x 13' 6" (5.05m x 4.11m)

**Bedroom two**

13' 1" x 10' 3" (3.99m x 3.12m)

**Bedroom five**

11' 3" x 7' 3" (3.43m x 2.21m)

**Second floor**

**Landing**





### Bedroom three

15' 11" x 10' 7" (4.85m x 3.23m)

### Bedroom four

10' 4" x 9' 8" (3.15m x 2.95m)

## Outside

### Coach house

To the rear of the garden sits a corrugated outbuilding, formerly a coach house, offering excellent potential for use as a garage, workshop, or studio. It features a mezzanine accessed via a ladder. Vehicular access via a rear track and right of way to the main road.

### Gardens

Step outside into a truly delightful, sunny rear garden which is a private haven perfect for relaxing or entertaining. Framed by mature planting and secure fencing, the garden offers both charm and privacy. A central seating area creates an ideal space for al fresco dining, summer gatherings, or simply enjoying a peaceful morning coffee. A pathway with convenient side access leads to the rear of the property.













Approximate Gross Internal Area (Excluding Loft & Coach House) = 181 sq m / 1953 sq ft  
Coach House = 31 sq m / 338 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.  
© Unauthorised reproduction prohibited - chriskemps@hotmail.com



Need to book a viewing?

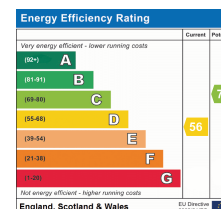
If you would like to book a viewing please contact our office on 01303 863393 or email [sales@laingbennett.co.uk](mailto:sales@laingbennett.co.uk)

See all our properties at



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

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



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.