



Coppendale, Boyke Lane, Rhodes Minnis, Canterbury, Kent, CT4 6XN

Guide Price £775,000

EPC RATING: E

Fantastic
Location
And
Great
Opportunity

A fantastic opportunity to purchase a unique spacious home nestled in an idyllic rural location in the sought after village of Rhodes Minnis. The property is now in need of some updating and has plenty of scope for extending subject to any necessary planning permissions. The property is set in Approximately 2. 3/4 acres and benefits from stables and storage that are now in need of some attention.

ACCOMMODATION: Entrance porch, hallway, spacious double aspect living room with fireplace, dining room with fireplace, kitchen, conservatory, three bedrooms, bathroom, WC,
OUTSIDE: Five bar gate to driveway leading to detached double garage, well stocked front and rear garden, three paddocks, three stables and a further stable/storage. NO CHAIN. EPC Rating = E



Approximate Gross Internal Area (Including Low Ceiling) = 167 sq m / 1796 sq ft

Garage = 40 sq m / 426 sq ft

Outbuildings = 95 sq m / 1023 sq ft

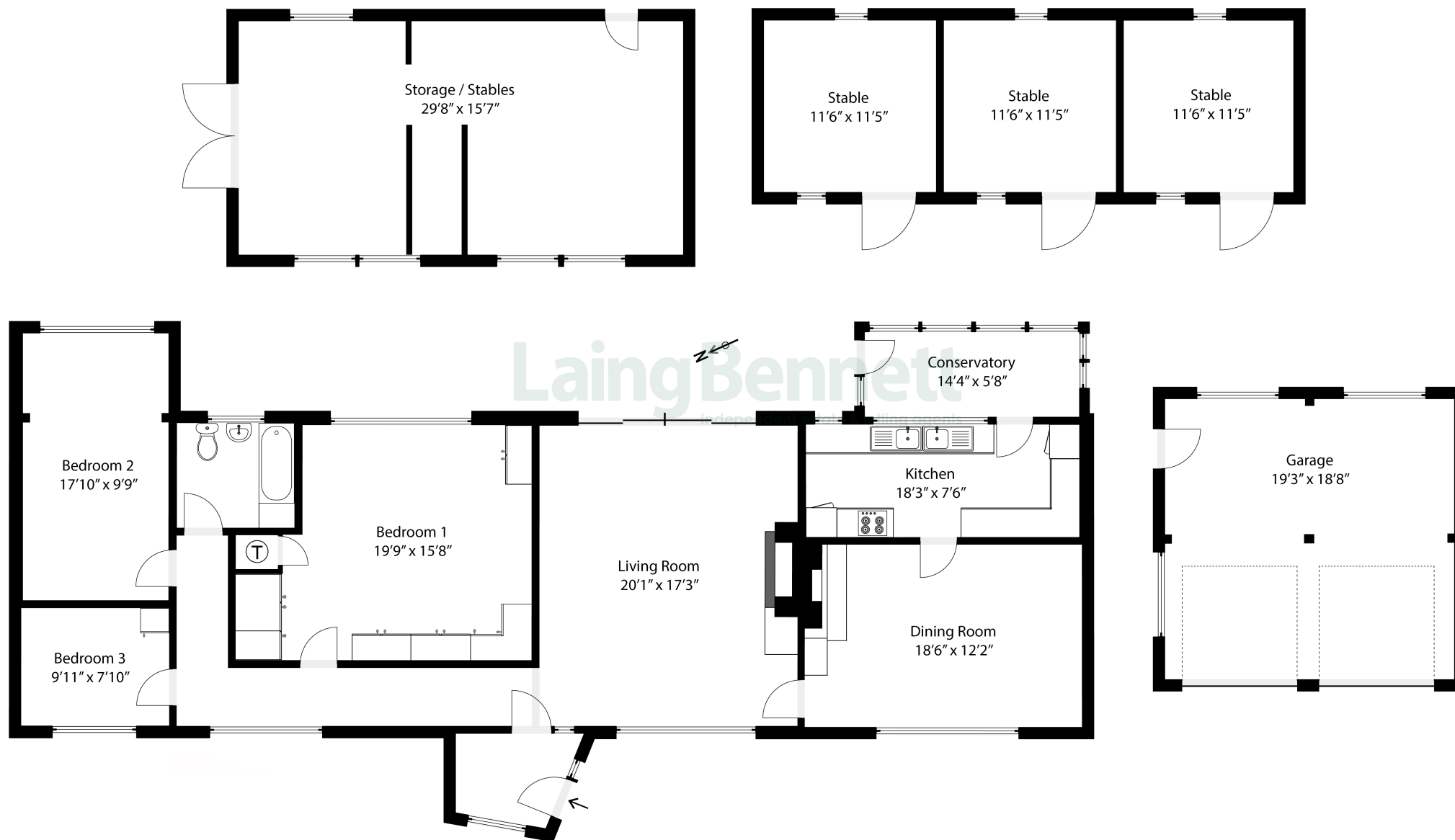


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.
Not to scale. Outbuildings are not shown in actual location.

Situation

This superb property is located on 'Boyke Lane' in Rhodes Minnis which is a small village with a wonderful rural feel, an abundance of beautiful walks, cycle routes and bridle paths to explore and enjoy. There is an active community and village hall which benefits from many clubs, classes and events. There are good bus links to both Canterbury and Folkestone and 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. Rhodes Minnis is close to the village of Lyminge which offers amenities including; Post Office/convenience shop, Doctors surgery, Chemist and Primary School.

The accommodation comprises

Ground floor

Entrance porch

Entrance hall

Living room

20' 1" x 17' 3" (6.12m x 5.26m)

Dining room

18' 6" x 12' 2" (5.64m x 3.71m)

Kitchen

18' 3" x 7' 6" (5.56m x 2.29m)

Conservatory

14' 4" x 5' 8" (4.37m x 1.73m)

Bedroom one

19' 9" x 15' 8" (6.02m x 4.78m)

Bathroom/WC

Bedroom two

17' 10" x 9' 9" (5.44m x 2.97m)





Bedroom three

9' 11" x 7' 10" (3.02m x 2.39m)

Outside

Double garage and driveway

Garage approached over driveway providing plenty of off road parking 19' 3" x 18' 8" (5.87m x 5.69m)

Garden and paddocks

well stocked front and rear garden, three paddocks, stable block with three stables and further stable/storage.

Stable block one

Stable one

11' 6" x 11' 5" (3.51m x 3.48m)

Stable two

11' 6" x 11' 5" (3.51m x 3.48m)

Stable three

11' 6" x 11' 5" (3.51m x 3.48m)

Stable Block two

Storage/Stable

29' 8" x 15' 7" (9.04m x 4.75m)

Heating

Oil







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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



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