

Laing Bennett

Residential sales

Whisper Cottage, Rectory Lane, Lyminge, Folkestone, Kent, CT18 8EG

Guide Price £575,000

EPC RATING: D

4 Bed House
With
2 Bed Annexe

A unique opportunity to purchase an impressive four bedroom family home with a surprisingly spacious two bedroom annexe. The property is situated in a quiet and sought after 'no through lane' in the ever popular village of Lyminge. Accommodation comprises: Ground floor - Covered entrance, entrance porch, spacious hall with walk in storage cupboard, shower room/WC, stylish modern kitchen which is open plan to the dining room creating the perfect place to entertain or the 'ideal hub' for any modern family. French doors lead to the spacious sitting room with contemporary fireplace fitted with coal effect electric fire. First floor - Landing, bedroom one with door to en suite shower room/WC, three further bedrooms, bathroom/WC. Outside - The frontage is laid to a brick paved driveway providing off road parking and access to attached garage. The rear garden is mainly laid to paving for ease of maintenance with attractive border beds. Annexe ground floor - entrance to the spacious kitchen/dining and living area with wood burning stove. First floor - landing, two bedrooms and bathroom/WC. EPC RATING - House = D & Annexe = D

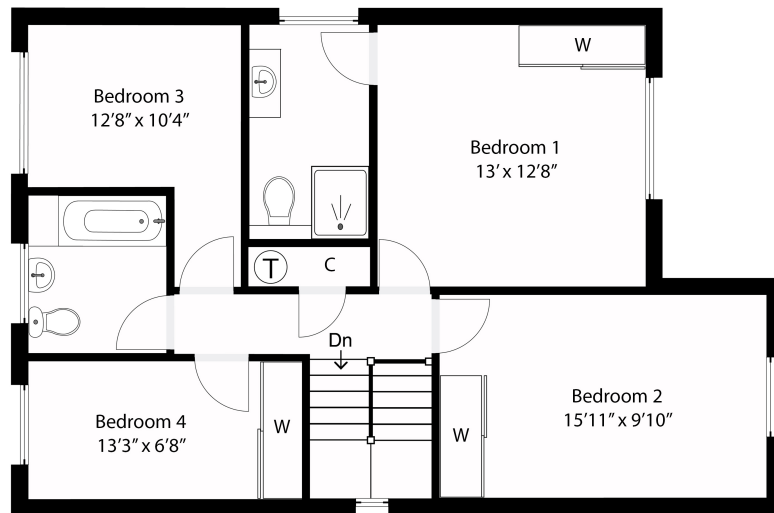


Approximate Gross Internal Area (Main House) = 139 sq m / 1493 sq ft

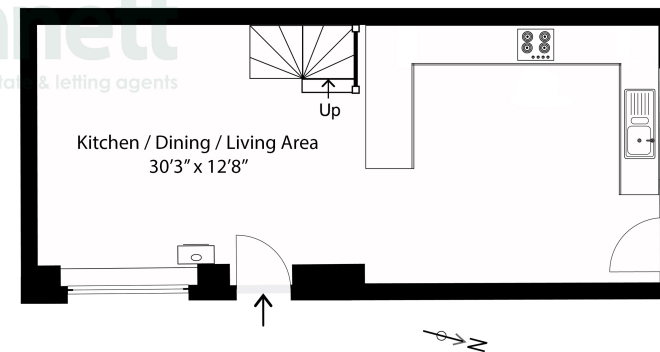
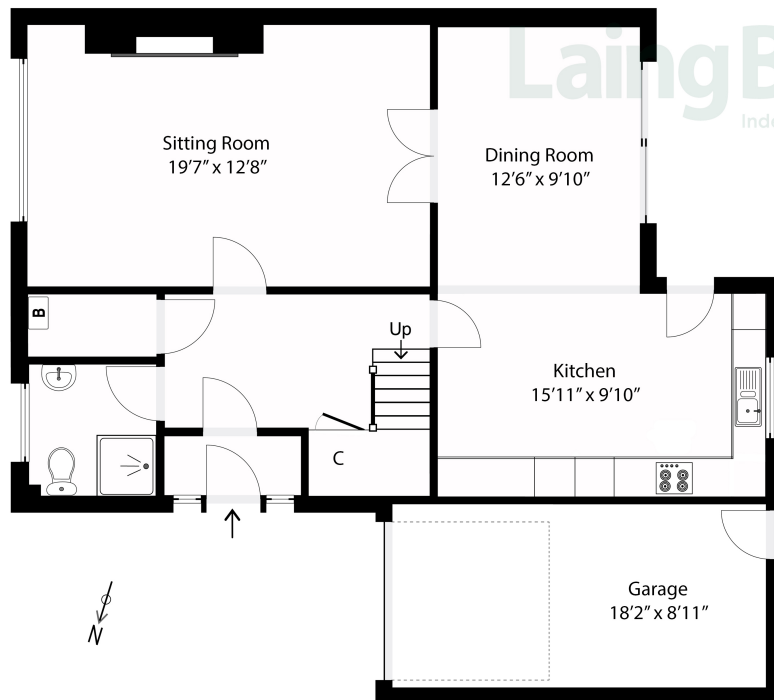
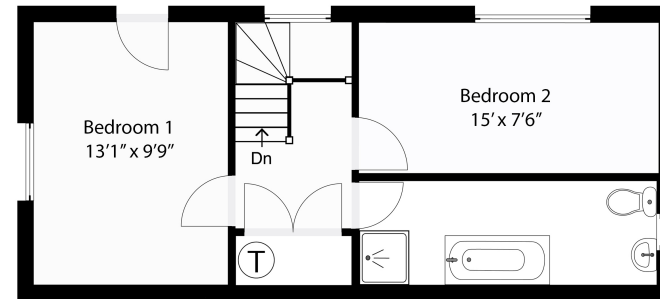
Garage = 15 sq m / 161 sq ft

Annex = 73 sq m / 783 sq ft

Main House



Annex



Situation

The property is situated on a sought after no-through road called 'Rectory Lane'. The village of Lyminge is nestled in the spectacular North Downs and has a wonderful semi-rural feel, with an abundance of beautiful walks nearby and benefiting from the amenities the village has to offer. There is a Post Office & Convenience Shop, Hairdressers, two Doctors Surgeries, Chemist, Public House 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.

The accommodation comprises

Ground floor

Front porch

Entrance hall and walk-in storage cupboard

Sitting room

19' 7" x 12' 8" (5.97m x 3.86m)

Kitchen/dining room

Kitchen area

15' 11" x 9' 10" (4.85m x 3.00m)

Dining area

12' 6" x 9' 10" (3.81m x 3.00m)

Shower room/WC

First floor

Landing

Bedroom one

13' 0" x 12' 8" (3.96m x 3.86m)

En suite shower room/WC

Bedroom two

15' 11" x 9' 10" (4.85m x 3.00m)

Bedroom three

12' 8" x 10' 4" (3.86m x 3.15m)

Bedroom four

13' 3" x 6' 8" (4.04m x 2.03m)

Bathroom

Annexe

Annexe Ground Floor

Annexe - Kitchen/Dining/Living Area

30' 3" x 12' 8" (9.22m x 3.86m)





Annexe First Floor

Annexe - Landing

Annexe - Bedroom one
13' 1" x 9' 9" (3.99m x 2.97m)

Annexe - Bedroom two
15' 0" x 7' 6" (4.57m x 2.29m)

Annexe - Bathroom

Outside

Frontage and parking for many vehicles

Garage

Enclosed rear garden

Paved for ease of maintenance with attractive border beds

Heating

Main House - Gas

Annexe - Wood Burner & 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

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



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