

Seaforth, Farthing Common, Lyminge, Folkestone, Kent, CT18 8DH

Guide Price £675,000

EPC RATING: E

Sea Views
&
Pool

This unique detached four bedroom property is situated in an elevated hamlet with far-reaching coastal and countryside views. From the walled entrance and wrought Iron gates, the approach to this property is impressive. There is a front lawn, walled garden, driveway and garage. The accommodation comprises: ground floor – porch, entrance hall, and three reception rooms across the rear of the property all with far-reaching views. Kitchen, Two double bedrooms, bathroom and shower room. First floor – landing, bedroom three with two Velux Cabrio balconies and fitted wall bed unit. Bedroom four/kitchenette. Door to an inner hallway and two linked attic rooms which are undeveloped but both have Velux windows and offer scope to be bedrooms or hobby/office space. The rear garden is mature and well kept. There is a large patio area and paths to and around a recently refurbished heated outdoor pool with a retractable cover. From the garden and pool area, there are wonderful views of the Romney Marsh, coastline and Kent countryside. To appreciate everything this home has to offer a viewing is highly recommended. EPC RATING = E



Approximate Gross Internal Area (Including Low Ceiling) = 200 sq m / 2148 sq ft
Garage = 29 sq m / 315 sq ft

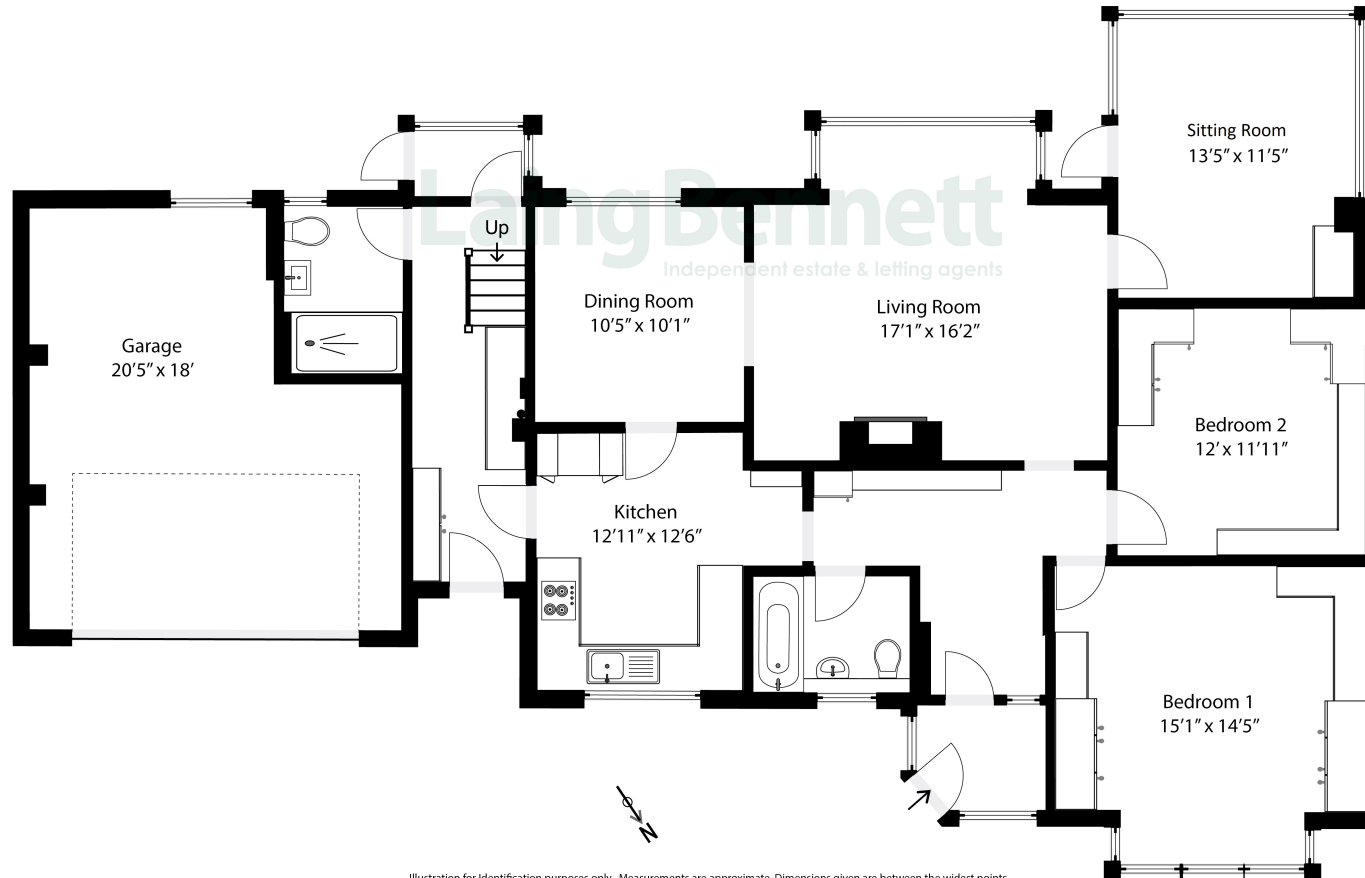
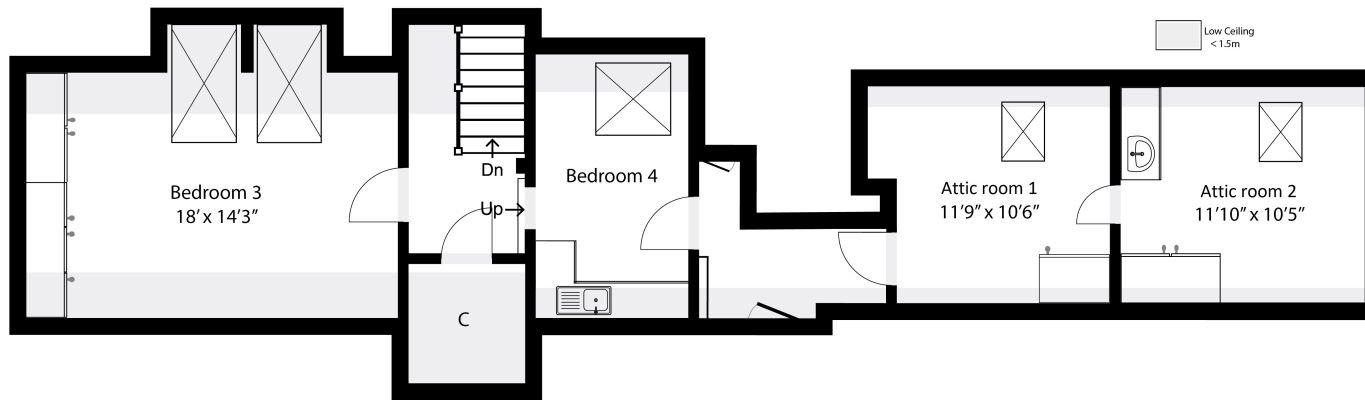


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.
Not to scale. Outbuildings are not shown in actual location.

Situation

The property is located in the hamlet of Farthing Common, which is on top of the North Downs between the villages of Postling and Lyminge, surrounded by woods and farmland in a designated 'Area Of Outstanding Natural Beauty' and enjoying the most glorious far reaching views. Lyminge offers plenty of amenities, and nearby Ashford, Canterbury and Folkestone provide a full range of facilities including commuter links and excellent schooling. The M20 is readily accessible with great access to London and the Continent.

The accommodation comprises

Ground floor

Entrance porch

Entrance hall

Kitchen

12' 11" x 12' 6" (3.94m x 3.81m)

Dining room

10' 5" x 10' 1" (3.17m x 3.07m)

Living room

17' 1" x 16' 2" (5.21m x 4.93m)

Sitting room

13' 5" x 11' 5" (4.09m x 3.48m)

Bedroom one

15' 1" x 14' 5" (4.60m x 4.39m)

Bedroom two

12' 0" x 11' 11" (3.66m x 3.63m)

Bathroom





Side lobby

Shower room

First floor

Landing

Bedroom three

18' 0" x 14' 3" (5.49m x 4.34m)

Bedroom four

Inner hallway

Attic room one

11' 9" x 10' 6" (3.58m x 3.20m)

Attic room two

11' 10" x 10' 5" (3.61m x 3.17m)

Outside

Driveway

Front garden

Walled garden

Pool shed

Garage

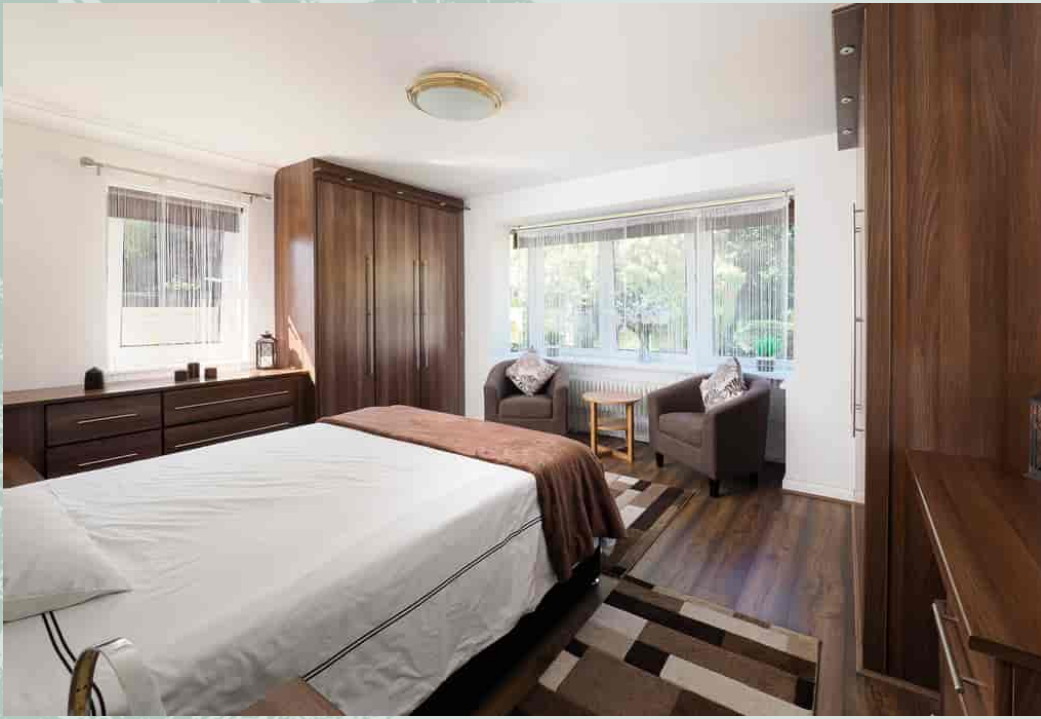
20' 5" x 18' 0" (6.22m x 5.49m)

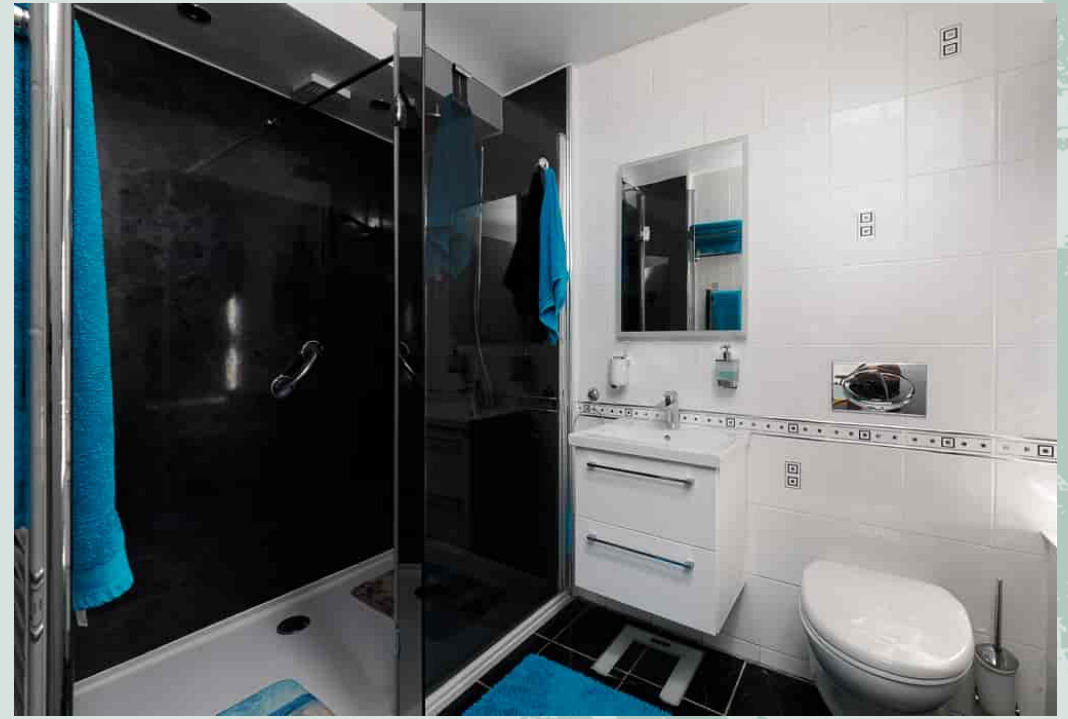
Rear garden

Recently refurbished heated outdoor pool with a retractable cover

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
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D		
(39-54)	E	39	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



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