



2 Chapel Cottages, Sandy Lane, Stelling Minnis, Canterbury, Kent, CT4 6AP

Guide Price £800,000

EPC RATING: D

Tranquil
Idyllic
Location

An enchanting semi detached three bedroom home dating back to the 17th century and over looking Minnis land. The property was originally a chapel and boasts many character features. Being beautifully presented and boasting bespoke craftsmanship throughout while offering spacious and comfortable accommodation, this property is truly unique and an internal viewing comes highly recommended. The property further benefits from beautiful gardens, paved drive and frontage leading to extra height garage with workshop to rear and store to the side. Stable block comprising: Two stables, tack room and store. Located approximately 100ft away there are three acres of pasture land with a three bay pole barn, large barn and field shelter. EPC Rating:D



Approximate Gross Internal Area (Including Low Ceiling) = 126 sq m / 1356 sq ft
Outbuildings = 88 sq m / 952 sq ft

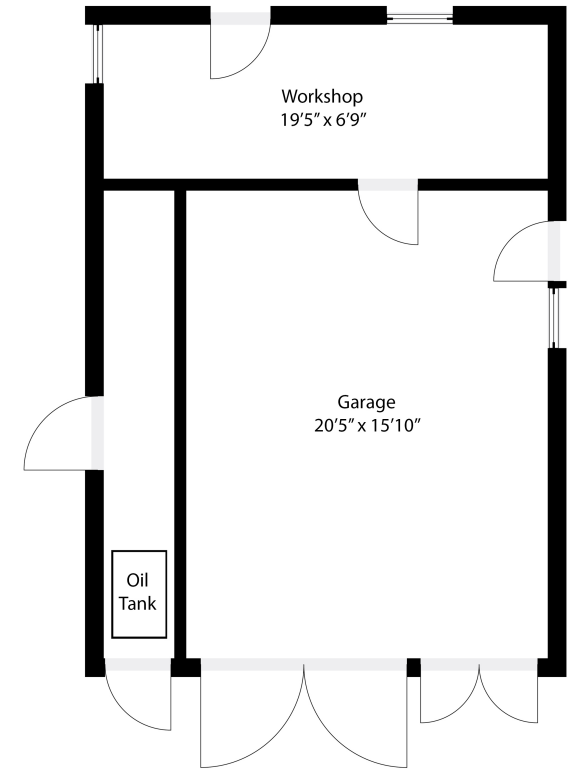
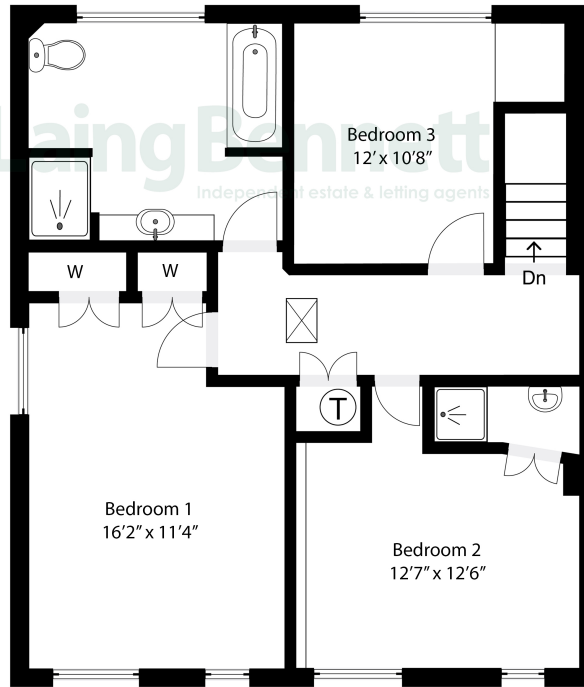
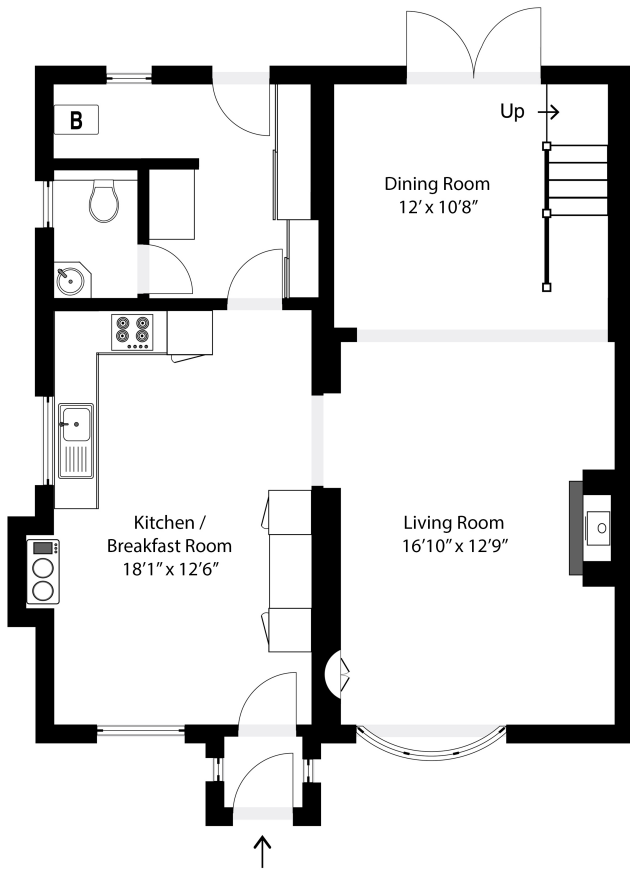
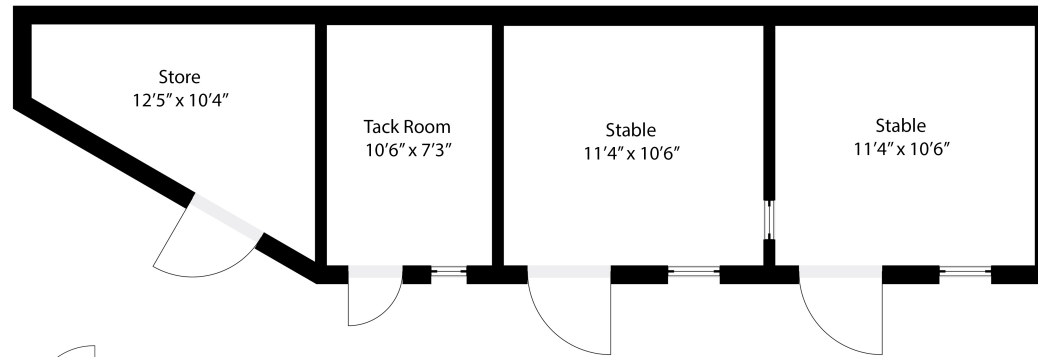


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.
Not to scale. Outbuildings are not shown in actual location.

Situation

The property is located on 'The Minnis' at the far end of 'Sandy Lane' which is a no through country lane. Close by are the villages of Stelling Minnis and Lyminge, both villages have sought after Primary Schools. The city of Canterbury is approximately 9 miles to the north. Junction 11 of the M20 is approximately 5 miles to the south.

The accommodation comprises

Ground floor

Entrance porch

Kitchen/Breakfast room

18' 1" x 12' 6" (5.51m x 3.81m)

Utility room

Cloakroom/WC

Living room

16' 10" x 12' 9" (5.13m x 3.89m) being open plan to:

Dining room

12' 0" x 10' 8" (3.66m x 3.25m)

First floor

Landing

Bedroom one

16' 2" x 11' 4" (4.93m x 3.45m)

Bedroom two

12' 7" x 12' 6" (3.84m x 3.81m)

Bedroom three

12' 0" x 10' 8" (3.66m x 3.25m)

Family shower/bathroom/wc





Outside

Extra height garage paved frontage and driveway.

20' 5" x 15' 10" (6.22m x 4.83m) Extra height garage approached over recently laid paved driveway providing plenty of off road parking.

Workshop

19' 5" x 6' 9" (5.92m x 2.06m)

Oil tank storage area

Stable block

Stable one

11' 4" x 10' 6" (3.45m x 3.20m)

Stable two

11' 4" x 10' 6" (3.45m x 3.20m)

Tack room

10' 6" x 7' 3" (3.20m x 2.21m)

Store

12' 5" x 10' 4" (3.78m x 3.15m)

Gardens

The gardens are stunning being set behind a picket fence with a variety of plants shrubs and hedging to the front framing the attractive paved frontage. The good size mature gardens to the rear are laid to lawn, paved terracing and a vast array of plants shrubs and trees. This garden is a true haven for tranquility, seclusion and peace.

Land

Approximately 100ft from the property there are approximately 3 acres of pasture land. with large barn, three bay pole barn and field shelter.

Agents note

On the land, under a Yew tree there are three grade II listed headstones

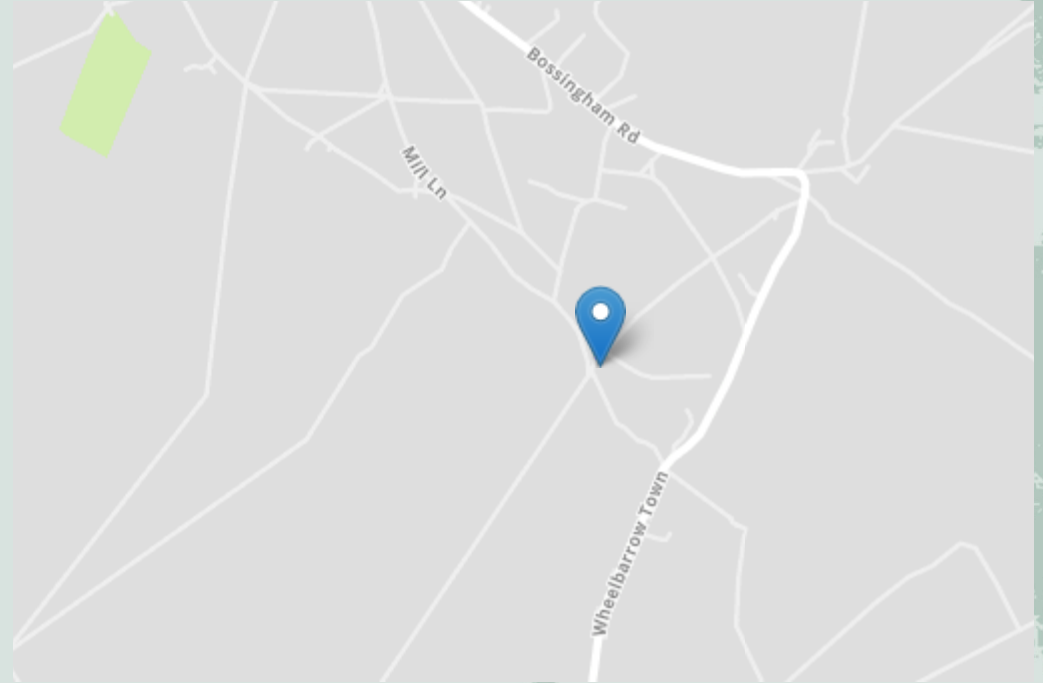
Heating

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

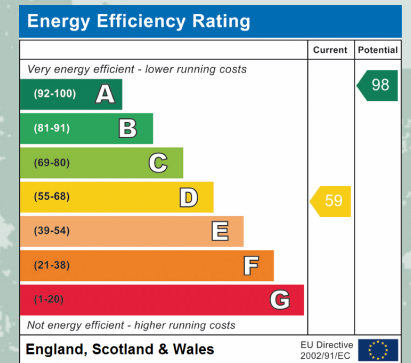
Lyminge

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