







A Five-Bedroom Period Home with land and outbuildings in a peaceful rural hamlet on the edge of Stelling Minnis, within approximately 2.8 acres of picturesque pastureland. This spacious family home offers a wonderful blend of character features and modern living. The accommodation is arranged over three floors and includes five generously proportioned bedrooms, multiple reception rooms, a large open-plan kitchen/dining area ideal for family living and entertaining. The home also benefits from outbuildings, including a detached garage, utility room/WC, office, stables with additional storage, making it ideal for equestrian use or those seeking versatile outdoor space, with stunning surroundings and a wealth of potential. EPC Rating: D

Guide Price £995,000

Tenure Freehold

Property Type Detached House

Receptions 3

Bedrooms 5

Bathrooms 4

Parking Driveway and double garage

Heating Oil

EPC Rating D

Council Tax Band G

Folkestone And Hythe District Council



Accommodation

GROUND FLOOR

At the heart of the home, the spacious open-plan kitchen/dining area offers the perfect setting for everyday living and effortless entertaining, with direct access to the garden. A practical boot room sits just off the kitchen, ideal for countryside living. The living room flows seamlessly from the kitchen, creating a harmonious layout that's both functional and sociable. At the front of the house, a separate reception room provides flexible space, perfect as a snug, a quiet home office, or an additional family room. A conveniently placed cloakroom near the entrance completes the ground floor.

First floor

The first floor is home to four well-proportioned bedrooms, three of which have en suites and all enjoying a unique outlook over the gardens or surrounding countryside. Thoughtfully placed cupboards and wardrobes provide practical storage throughout the floor.

SECOND FLOOR

A charming bedroom offers a peaceful retreat, ideal for guests, older children, or for use as a studio or quiet workspace. This floor also includes a bathroom and extensive eaves storage.

OUTSIDE

A sweeping driveway leads to the rear of the property, offering parking for numerous vehicles and access to approximately 2.8 acres of paddocks, all benefiting from a mains water supply. Perfect for equestrian or smallholding, the land features three stables, a hay store, and a workshop/garage with views over the surrounding fields. The array of outbuildings also includes a well-appointed garden office with underfloor heating, ideal for remote working and a separate utility room equipped with a WC, sink, and laundry facilities. Enhancing the property's energy efficiency, sixteen solar panels (4kW) are installed on the office and stable roofs. At the rear, a raised Indian sandstone patio enjoys a sunny southerly aspect, perfect for outdoor dining and taking in the uninterrupted countryside views.



Ground floor

Entrance hall

WC

Kitchen/Dining room

21' 11" x 17' 3" (6.68m x 5.26m)

Living room

13' 8" x 13' 8" (4.17m x 4.17m)

Reception room

13' 8" x 11' 6" (4.17m x 3.51m)

First floor

First floor landing





Bedroom one

14' 3" x 13' 9" (4.34m x 4.19m)

Bedroom one ensuite shower one

Bedroom two

13' 8" x 11' 7" (4.17m x 3.53m)

Bedroom three

11' 2" x 10' 6" (3.40m x 3.20m)

Bedroom three en suite bathroom

Bedroom four

10' 11" x 10' 7" (3.33m x 3.23m)

Bedroom four en suite shower room

Second floor

Second floor landing

Bedroom five

15' 7" x 11' 4" (4.75m x 3.45m)

Bathroom

9' 5" x 7' 10" (2.87m x 2.39m)

Outside

Garage

16' 5" x 15' 4" (5.00m x 4.67m)

Utility

8' 9" x 7' 4" (2.67m x 2.24m)

Office

23' 2" x 10' 0" (7.06m x 3.05m)

Stable one

11' 4" x 9' 5" (3.45m x 2.87m)

Stable two

11' 4" x 9' 5" (3.45m x 2.87m)

Stable three

11' 4" x 9' 5" (3.45m x 2.87m)

Storage

9' 2" x 5' 0" (2.79m x 1.52m)







Approximate Gross Internal Area (Excluding Outbuildings) = 190 sq m / 2049 sq ft

Garage = 23 sq m / 251 sq ft

Stables = 35 sq m / 382 sq ft

Office = 21 sq m / 231 sq ft

Utility = 6 sq m / 64 sq ft

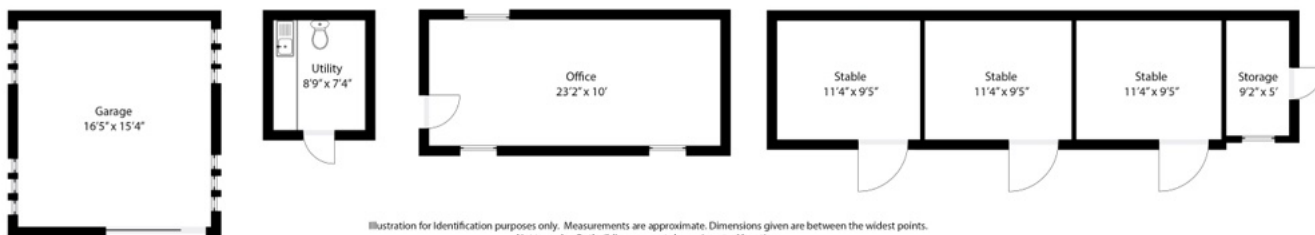
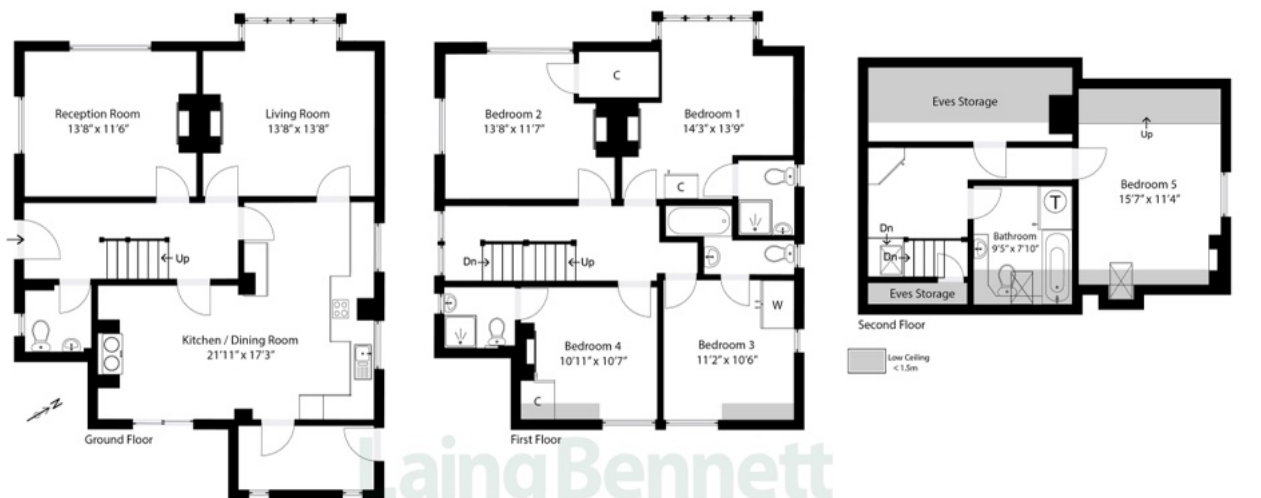
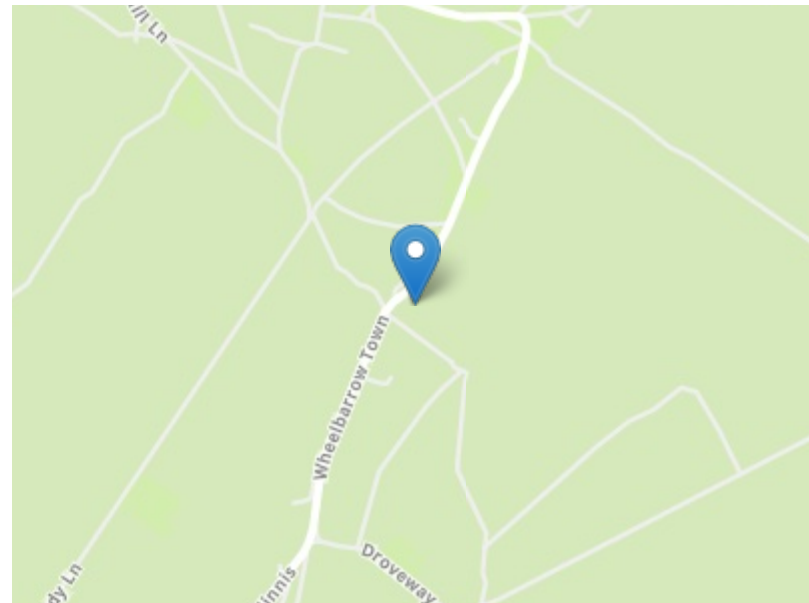


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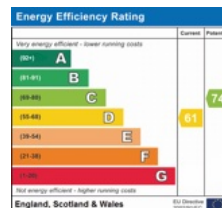
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The Estate Office
8 Station Road
Lyminge
Folkestone
Kent
CT18 8HP



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