

A versatile haven in the heart of the Elham Valley, nestled on the edge of Lyminge within the picturesque Area of Outstanding Natural Beauty (AONB). This detached five bedroom home offers a great opportunity to enjoy country living with 5.42 acres. Ideal for equestrian enthusiasts or those seeking a semi rural lifestyle, the property features paddocks, a manege, two field shelters, and numerous outbuildings, including two stable blocks and hay store. The accommodation comprises an entrance lobby, a spacious dual-aspect living room with a log burner, a kitchen/dining with French doors open to a balustraded decked terrace perfect for al fresco dining. Utility room, a boot room, a contemporary shower room and a well-proportioned bedroom five. Upstairs, four double bedrooms, en suite shower room and a bathroom. Outside, A gated entrance with wrought iron fencing leads to a generous parking area and access to the grounds. Additional amenities include a large mobile home, a greenhouse, and an aviary. EPC RATING = D

Guide Price £925,000

Tenure Freehold

Property Type Detached House

Receptions 2

Bedrooms 5

Bathrooms 3

Parking Large driveway

Heating Gas

EPC Rating D

Council Tax Band E

Folkestone & Hythe



Situation

This property is located on the outskirts of the village. Lyminge offers amenities including a convenience Shop & Post Office, Doctors surgery, Hairdressers & Barbers, Chemist and sought after 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 service to London Stratford and St Pancras stations with an Approx. journey time of 53 minutes. Close to the M20 and Channel Tunnel.

Main House

Ground floor

Entrance lobby

Living room

28' 1" x 12' 1" (8.56m x 3.68m)

Hallway

Kitchen/Dining room

28' 1" x 9' 0" (8.56m x 2.74m)

Utility room

Boot room

Balcony

11' 7" x 9' 7" (3.53m x 2.92m)

Rear porch

Bedroom five

12' 1" x 12' 1" (3.68m x 3.68m)

Shower room

First floor

Landing

Bedroom one

12' 1" x 11' 9" (3.68m x 3.58m)





En suite shower room

Bedroom two

15' 4" x 12' 1" (4.67m x 3.68m)

Bedroom three

10' 1" x 8' 9" (3.07m x 2.67m)

Bedroom four

8' 9" x 8' 8" (2.67m x 2.64m)

Main bathroom

Outside

Frontage with amply parking and double iron gates leading to further parking

Land laid set out as paddocks and a manege

Mobile home

Mobile Home comprises:

Living room 21' 3" x 9' 7" (6.48m x 2.92m)

Kitchen area

Bedroom one 7' 10" x 5' 0" (2.39m x 1.52m)

Bedroom two 8' 0" x 6' 0" (2.44m x 1.83m)

Bathroom

Stable Block One

Stable One 11' 7" x 11' 4" (3.53m x 3.45m)

Stable Two 11' 7" x 11' 4" (3.53m x 3.45m)

Stable Three 11' 4" x 9' 8" (3.45m x 2.95m)

Stable Four 11' 4" x 9' 10" (3.45m x 3.00m)

Tack Room 11' 8" x 7' 10" (3.56m x 2.39m)

Stable Bock Two

Stable One 11' 7" x 11' 4" (3.53m x 3.45m)

Stable Two 11' 7" x 11' 4" (3.53m x 3.45m)

Storage Block

Store One 9' 3" x 5' 2" (2.82m x 1.57m)

Store Two 14' 1" x 9' 3" (4.29m x 2.82m)

Hay Store 14' 0" x 9' 3" (4.27m x 2.82m)



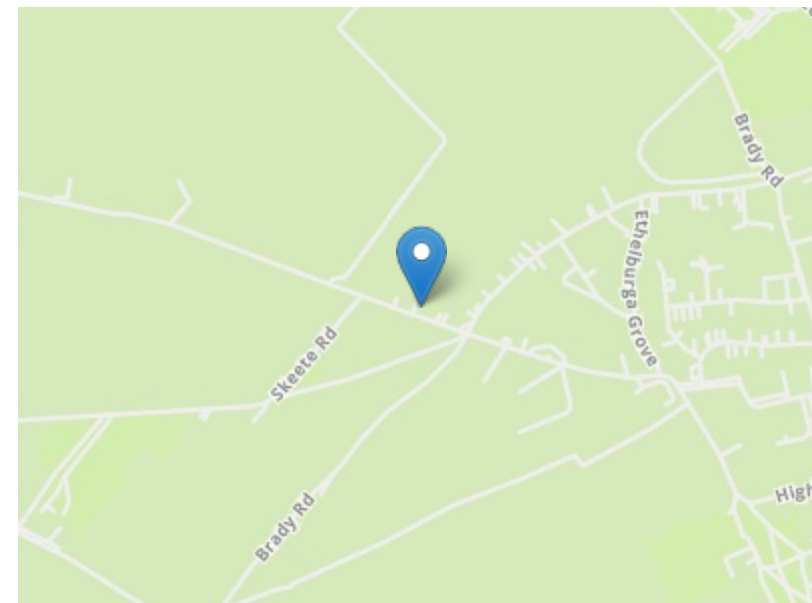




Approximate Gross Internal Area (Excluding Balcony, Eves and Outbuildings) = 161 sq m / 1732 sq ft
 Mobile Home = 25 sq m / 265 sq ft
 Outbuildings = 120 sq m / 1287 sq ft



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.
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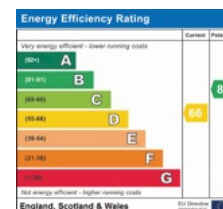
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