



The Old Granary, Mising Lane, Stelling Minnis, Canterbury, Kent, CT4 6DE

Guide Price £675,000

EPC RATING: E

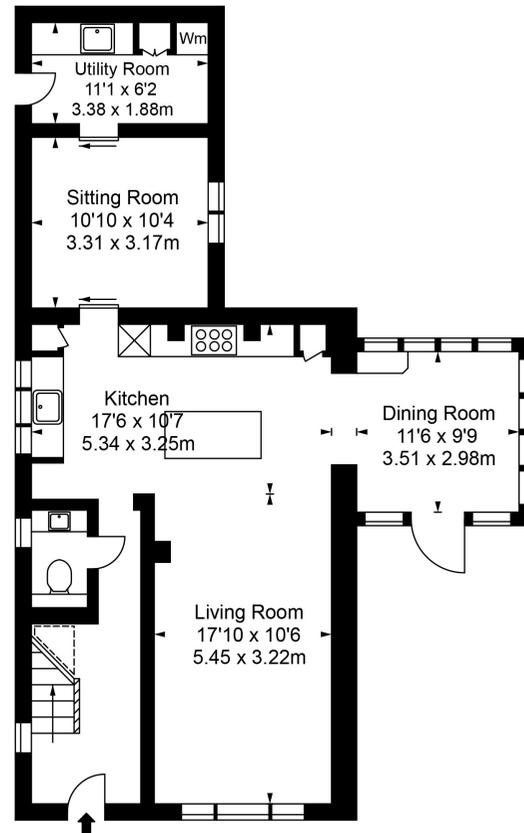
**Unique &
Stunning
Home**

A beautifully presented and meticulously renovated 2/3 bedroom detached weatherboarded Old Granary, situated in a charming farmyard development. The accommodation comprises: ground floor - entrance hall, WC, open plan living room with wood burning stove and log store. Gorgeous and stylish kitchen with island/breakfast bar, AEG double oven and induction hob, boiling water tap and pot filler tap, integrated coffee machine and wine fridge. Oak framed dining room/conservatory with underfloor heating. Sitting room and utility/boot room with second integrated fridge. First floor - landing, two luxurious double bedrooms, en suite WC and main bathroom with shower and bathtub. Outside: set in an attractive country setting with good sized grounds including a large pond to the front, gated driveway and substantial detached garage with electric doors. Enclosed and landscaped rear/side garden with various seating areas, decking, and established borders. This property benefits from planning permission for Annexe and side extension/boot room. EPC RATING = E

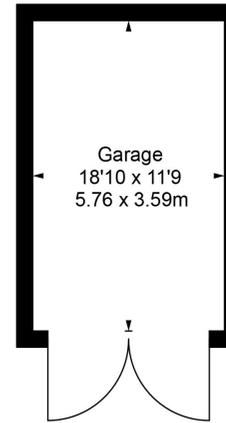


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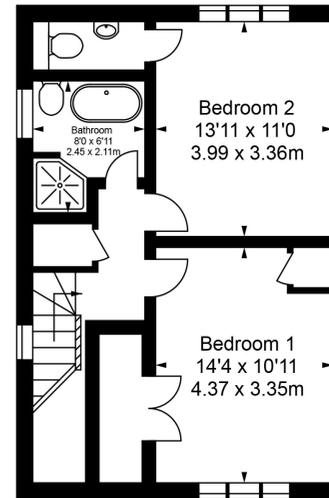
Approximate Gross Internal Area :-
Ground Floor :- 78.97 sq m / 850 sq ft
First Floor :- 48.10 sq m / 518 sq ft
Garage :- 20.67 sq m / 222 sq ft
Total :- 147.74 sq m / 1590 sq ft



Ground Floor



Garage



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
floor plan by: www.creativeplanetik.com

Situation

The property is in a charming farmyard conversion in the hamlet of Misling on the outskirts of the village of Stelling Minnis. The village offers amenities including; a thriving convenience store and post office, public house and sought after primary school. This property is also close the 'Six Mile' Esso petrol station and shop. The city of Canterbury is approximately 9 miles to the north. Junction 11 of the M20 is approximately 5 miles to the south. Stelling Minnis surrounded by common land with a wide range of rural walks and open spaces to explore. There is a bus service to both Canterbury and Hythe.

The accommodation comprises

Ground floor

Entrance hall

WC

Stylish kitchen

17' 6" x 10' 7" (5.33m x 3.23m)

Living room

17' 10" x 10' 6" (5.44m x 3.20m)

Oak framed dining room/conservatory

11' 6" x 9' 9" (3.51m x 2.97m)

Sitting room/bedroom three

10' 10" x 10' 4" (3.30m x 3.15m)

Utility room

11' 1" x 6' 2" (3.38m x 1.88m)

First floor

Landing

Bedroom one

14' 4" x 10' 11" (4.37m x 3.33m)

Walk-in wardrobe





Bedroom two

13' 11" x 11' 0" (4.24m x 3.35m)

En suite WC

Bathroom

8' 0" x 6' 11" (2.44m x 2.11m)

Outside

Gated driveway

Substantial detached garage with electric doors (With planning permission for an Annexe ref: 20/1583/FH)

18' 10" x 11' 9" (5.74m x 3.58m)

Front garden with large pond

Landscaped rear/side garden with various seating areas, decking, and established borders

Planning permissions

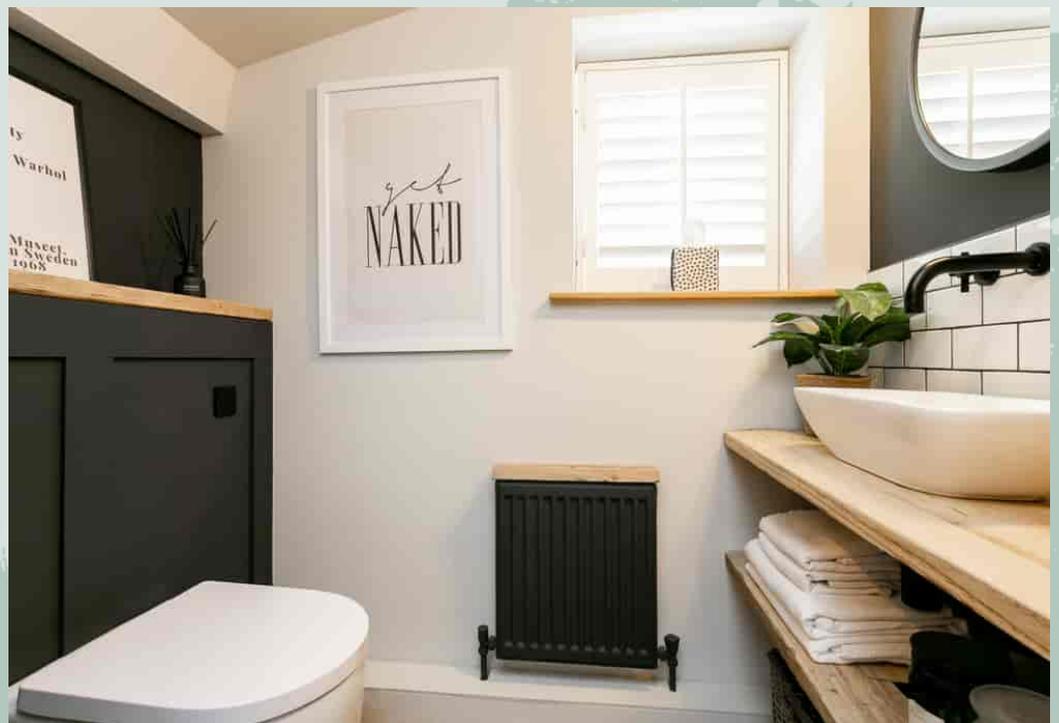
Single storey side extension forming boot room. ref: 21/0255/FH

Conversion and extension of existing detached garage to form annexe accommodation ancillary to the existing house. ref: 20/1583/FH

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

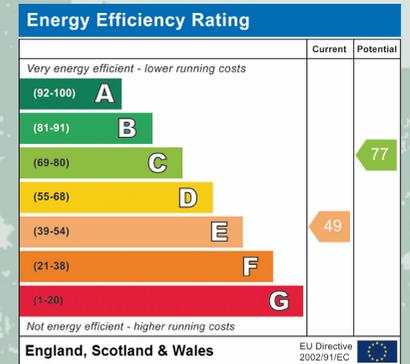
Lyminge

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www.laingbennett.co.uk



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