



Bridge Cottage, Nash Hill, Lyminge, Folkestone, Kent, CT18 8ED

Guide Price £562,500

EPC RATING: D

**Stunning
Village
Home**

An exquisite period village home that has been meticulously updated to provide a spacious bright yet charming home with many original features and offering all the benefits of a modern home. Accommodation Comprises. First floor - Covered entrance with front door leading to entrance vestibule, spacious and welcoming entrance hall, sitting room with attractive original brick fireplace fitted with wood burning stove plus cupboards/shelving in adjacent recesses. The hub of the home has to be the open plan living/dining room with wood burning stove and French doors leading to the garden. There is a wide walk through opening to the elegant yet practical kitchen featuring a central Island, cooking range and larder, door to useful utility room, cloakroom/WC, boot room with door to garage. First floor - Landing, bedroom one with attractive feature fireplace and cupboard, bedroom two with two built in double wardrobe cupboards, bedroom three, modern family bath/shower room/WC. Outside - Gated entrance to substantial gravel driveway with parking for 4 vehicles providing access to the garage with electric doors. The gardens are a particularly attractive feature to the property, set mostly to the front and side offering privacy and seclusion. Mainly laid to lawn with well stocked borders including a wide variety of plants and shrubs, a large sun terrace and greenhouse. There is paving to the rear and to the side there is ample room for log storage and bins etc. There is also an opportunity at the property to extend above the garage subject to planning. NO CHAIN. EPC Rating - D



Approximate Gross Internal Area (Including Low Ceiling) = 130 sq m / 1395 sq ft
Garage = 18 sq m / 195 sq ft

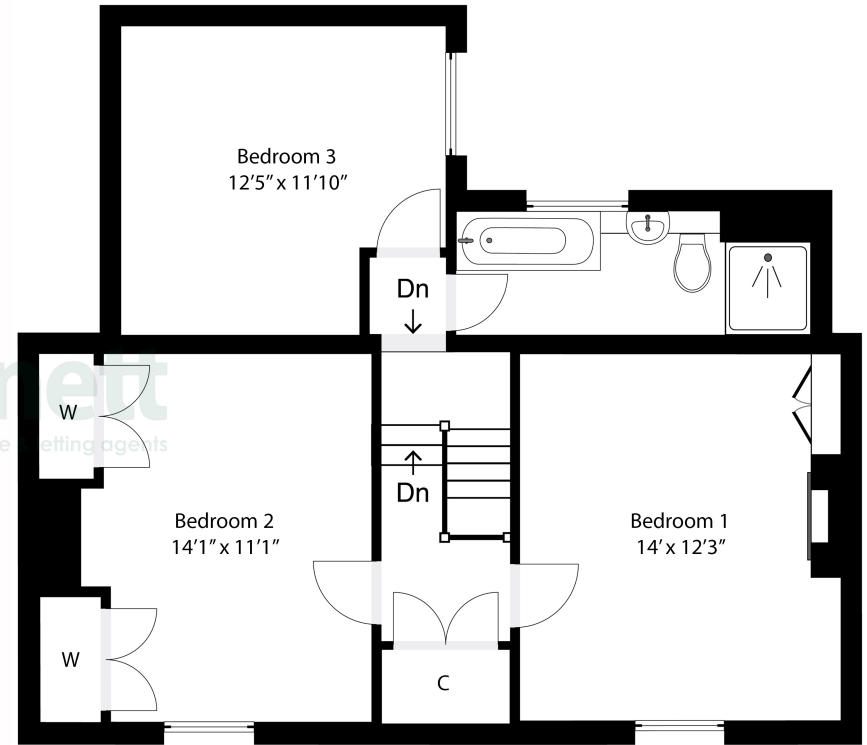
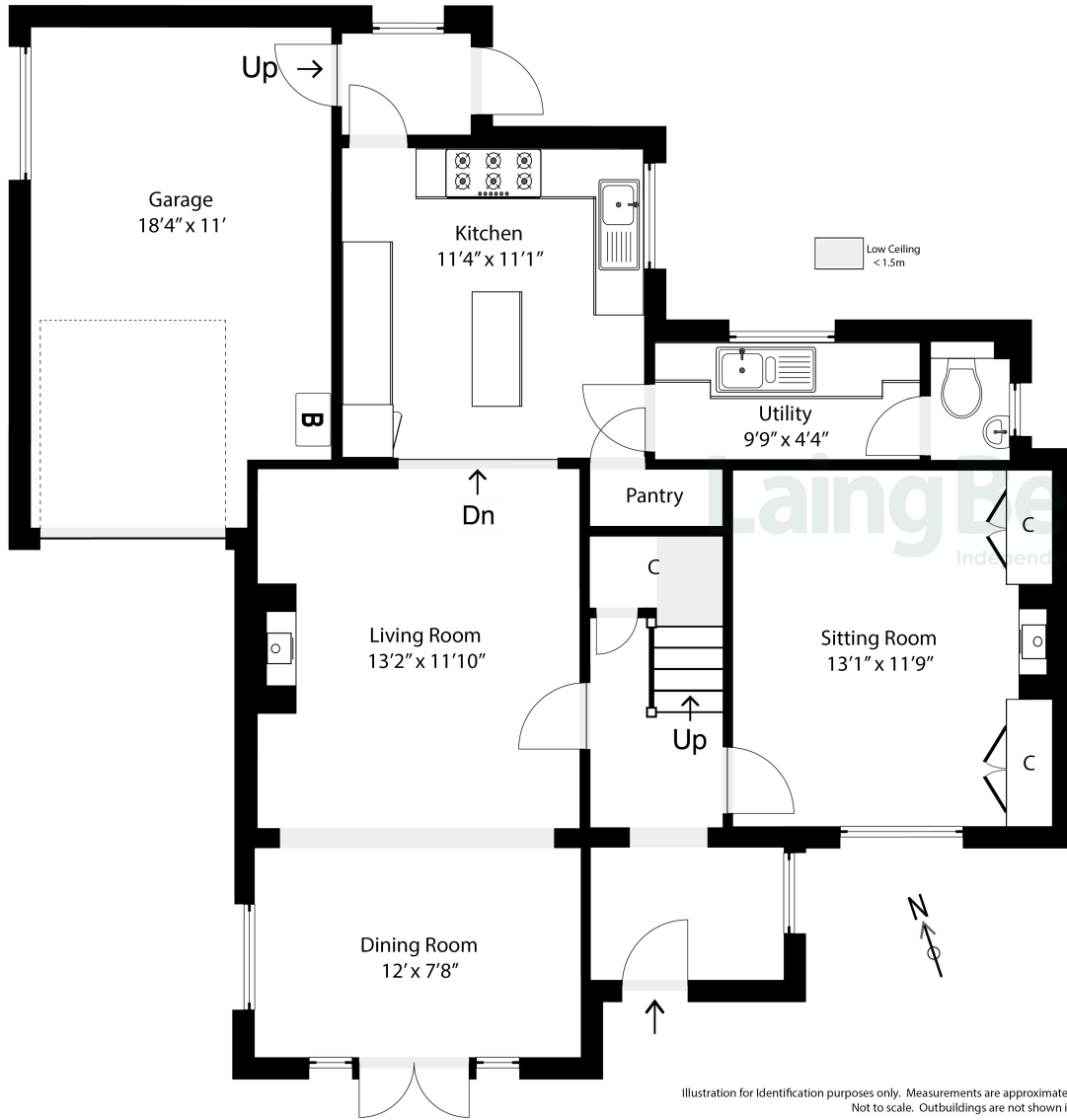


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.

Situation

The property is situated in a sought after location of 'Nash Hill' in the the heart of the village of Lyminge. The village offers amenities including; 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. Nestled in the Kent Downs area of outstanding natural beauty there is an abundance of walks, cycle routes and bridle paths in the area. 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

Ground floor

Covered entrance

Entrance door to:

Entrance vestibule

Spacious hallway

Sitting room

13' 1" x 11' 9" (3.99m x 3.58m)

Dining room

12' 0" x 7' 8" (3.66m x 2.34m) Open plan to:

Living room

13' 2" x 11' 10" (4.01m x 3.61m) with wide walk through opening to:

Kitchen

11' 4" x 11' 1" (3.45m x 3.38m)

Boot room

Utility room

9' 9" x 4' 4" (2.97m x 1.32m)

Cloakroom/WC

First floor

Landing

Bedroom one

14' 0" x 12' 3" (4.27m x 3.73m)

Bedroom two

14' 1" x 11' 11" (4.29m x 3.63m)

Bedroom three

12' 5" x 11' 10" (3.78m x 3.61m)

Bath/shower room/WC





Outside

Garden

The gardens are a particularly attractive feature to the property, set mostly to the front and side offering privacy and seclusion. Mainly laid to lawn with well stocked borders including a wide variety of plants and shrubs, a large sun terrace and greenhouse. There is paving to the rear and to the side there is ample room for log storage and bins etc.

Garage and driveway

18' 4" x 11' 0" (5.59m x 3.35m) The garage with electric doors is approached over a gated gravel driveway providing parking for four vehicles.

Heating

Gas and two log burners









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



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