



1 Ark Cottages, Canterbury Road, Etchinghill, Folkestone, Kent, CT18 8DE

EPC Rating = D

£390,000





A wonderful opportunity to purchase a most enchanting cottage with the most magnificent original features. Steeped in local history the property was the original ale house, butchers and bakery in the village. While the property is beautifully presented there are examples of times 'gone by' in every room of this unique home, such as part of the original bread oven in the kitchen/breakfast room and the impressive dining/family room with vaulted ceiling and original impressive pulley structure to the ceiling. The accommodation is airy and spacious throughout with the potential of adding a mezzanine floor in the dining/family room to create even more space if required (subject to any p.p). There are two charming double bedrooms to the first floor with attractive feature fireplaces. Outside there is a parking space to the front and a further parking space on the gravel driveway to the side of the property which is shared with the neighbouring property. The pretty cottage garden is a particularly attractive feature to the property being well stocked with a wide variety of shrubs plants and trees. NO ONWARD CHAIN. EPC RATING = D

£390,000

Tenure Freehold

Property Type End of Terrace House

Receptions 2

Bedrooms 2

Bathrooms 1

Parking Two Spaces

Heating Gas

EPC Rating D

Council Tax Band D

Folkestone And Hythe District Council



Situation

The village offers amenities including; golf course, village hall and bus stops with regular buses to both Folkestone and Canterbury. The nearby village of Lyminge offers further amenities including: primary school, post office & convenience shop, doctor surgeries and a variety of shops. At 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.

The accommodation comprises

Ground floor

Entrance

Kitchen/Breakfast room

21' 0" x 11' 9" (6.40m x 3.58m) Dual aspect - UPVC double glazed windows to the side and front and door to the driveway - A range of kitchen units - Work surface incorporating ceramic 1 & 1/4 bowl sink - Matching wall cabinets -Newly laid wood effect flooring - Built in electric oven - Four ring gas hob - Painted exposed brickwork - Radiator - Space for breakfast table - Space for low level fridge and freezer - Space and plumbing for washing machine and dishwasher - Gas boiler - Original part of the bread oven with exposed brickwork - Work surface - Chimney breast

Inner hallway

Sitting room

14' 8" x 11' 9" (4.47m x 3.58m) Front aspect - UPVC double glazed windows, overlooking the frontage - Original brick floor and exposed brickwork to the wall - Ceiling beams - Wall lights





Dining/Family room

16' 10" x 9' 7" (5.13m x 2.92m) Rear aspect - UPVC double glazed French doors with windows to the sides and above - Double glazed window to the side - An impressive room with vaulted ceiling and original pulley structure to the ceiling. ceiling beams - Staircase to first floor - Exposed brickwork - Radiator

First floor

Landing

Bedroom one

14' 1" x 11' 10" (4.29m x 3.61m) Front aspect - UPVC double glazed window - Fitted - Radiator

Bedroom two

12' 9" x 11' 4" (3.89m x 3.45m) UPVC double glazed window - Ornate fireplace - Radiator

Bathroom

UPVC double glazed window to the side - A matching white suite comprising: low level WC, pedestal wash hand basin and paneled bath with instant electric shower over - New flooring - Radiator

Outside

Garden and parking

The pretty frontage to the property has a border bed, shrubs and a climbing rose. The attractive rear cottage garden is a real joy being well enclosed, laid to lawn and well stocked with a wide variety of plants shrubs and trees. There is a good quality timber greenhouse to the far end of the garden. There is a parking space to the front of the property and a further parking space on the gravel driveway, accessed through a five bar gate to the side of the property, which is shared with the neighbouring property







Approximate Gross Internal Area = 115 sq m / 1241 sq ft

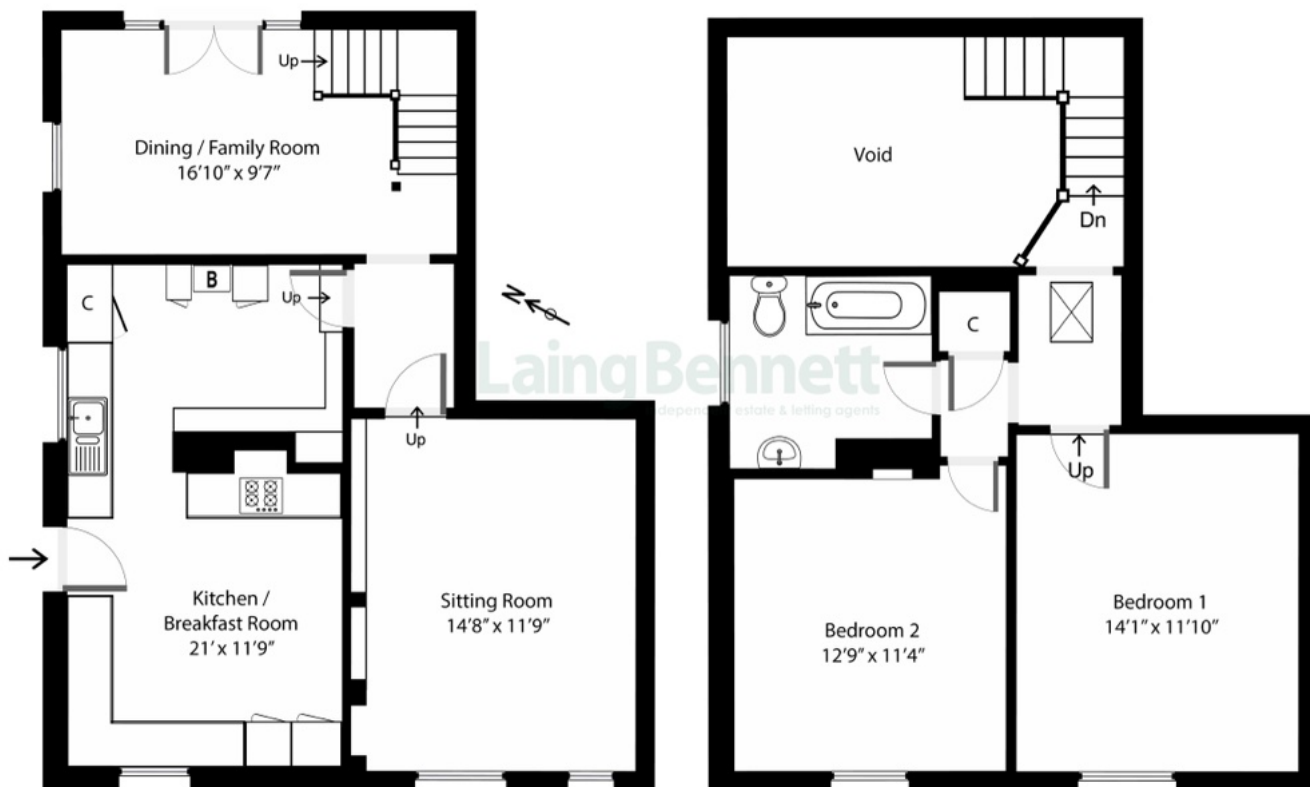


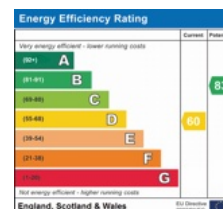
Illustration for identification purposes only. Measurements are approximate. Not to scale. Outbuildings are not shown in actual location.



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