

5 Peene Farm, Peene, Folkestone, Kent, CT18 8BA

Guide Price
£429,950

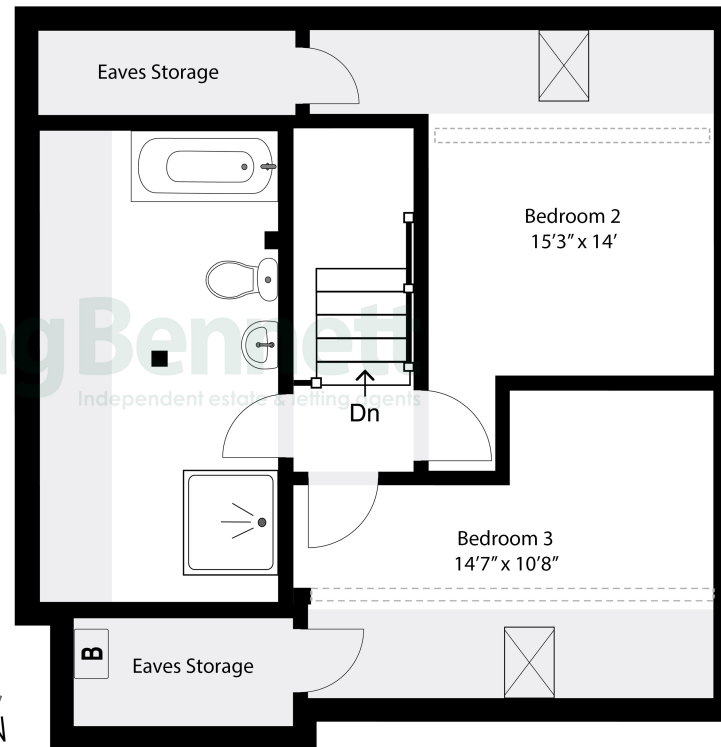
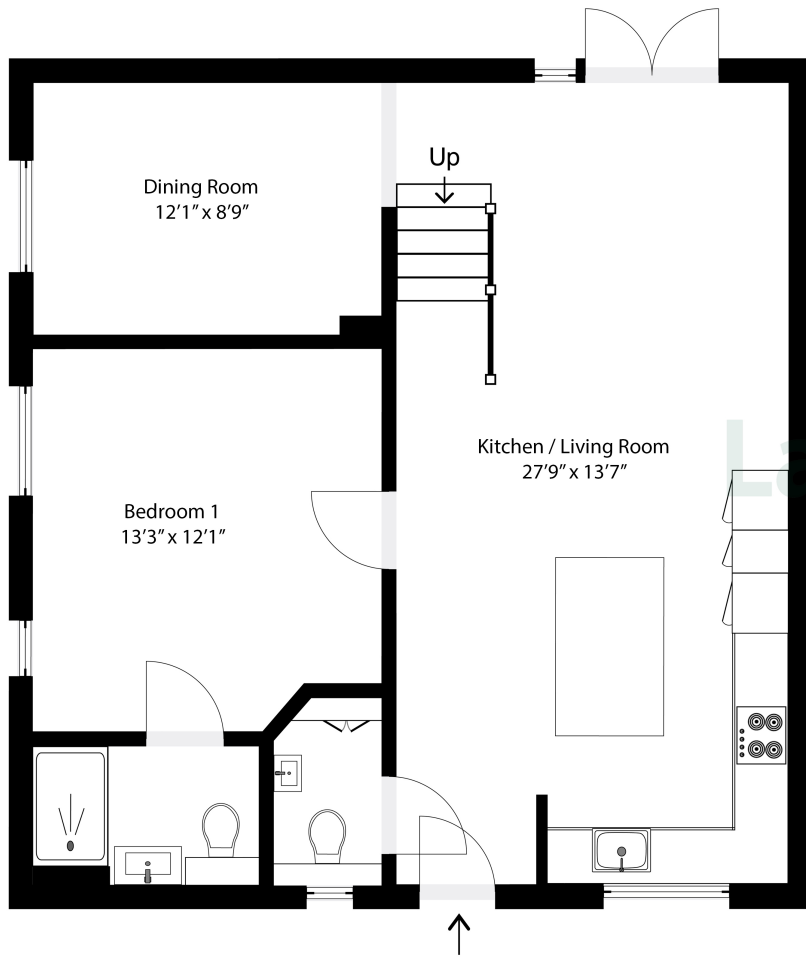
EPC RATING: D

Contemporary
And Timeless
Living

A superb opportunity to purchase a stunning refurbished property which is part of a charming barn conversion in a delightful courtyard setting. The property boasts spacious and light accommodation throughout and a wealth of features are demonstrated such as the vaulted ceilings and striking exposed timbers. The current vendors have added top quality fixtures and fittings throughout such as the stylish kitchen with integral appliances and marble worktops. The 'hub' of this contemporary yet timeless home has to be the open plan ground floor accommodation making it the ideal space to entertain or simply have a family supper. French doors lead from the sitting room out to the delightful South facing rear garden which offers privacy and seclusion. Accommodation comprises: Ground floor- Entrance hall, cloakroom/WC. Kitchen and living room, dining room, main bedroom with en suite shower room/WC. First floor - landing, two double bedrooms and family bathroom. Outside: Pretty communal gardens to the front and South facing, well enclosed rear garden offering a pleasing degree of seclusion. Garage and parking - covered barn providing parking approached over gravel driveway and an additional outside parking space. Eaves storage, Air source heat pump providing air conditioning and underfloor heating through out. NO CHAIN!



Approximate Gross Internal Area (Excluding Eaves Storage) = 113 sq m / 1221 sq ft
Car Port = 14 sq m / 156 sq ft



Low Ceiling
< 1.5m

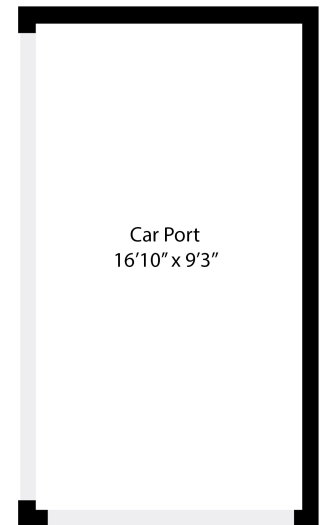


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.
Not to scale. Outbuildings are not shown in actual location.

Situation

The property is well located in a delightful courtyard setting in the hamlet of Peene. The Peene Railway Museum is close by and there are many lovely walks within this pretty village. There is a mainline railway station called 'Sandling Station' (Approx. 3.5 miles) with direct connection to the High Speed service to London Stratford and St Pancras stations with an Approx. journey time of 53 minutes, Channel Tunnel terminal is (Approx. 2 miles), M20 (Approx. 3.5 miles) and Ashford International and Eurostar (Approx. 15 miles) with services to Paris and Brussels

The accommodation comprises:

Ground floor

Entrance hall

Cloakroom/WC

Kitchen/sitting room

27' 9" x 13' 7" (8.46m x 4.14m)

Dining room

12' 1" x 8' 9" (3.68m x 2.67m)

Main bedroom

13' 3" x 12' 1" (4.04m x 3.68m) Door to:

En-suite shower room/WC

First floor

Landing

Bedroom two

15' 3" x 14' 0" (4.65m x 4.27m)

Bedroom three

14' 7" x 10' 8" (4.45m x 3.25m)

Bathroom/shower room

16'5" x 8'6" (5.00m x 2.59m)

Outside

Front garden

Communal open plan garden to the front with well stocked border beds and neatly laid lawn. Herb garden and gravel path. Shared shed for bins.

Rear garden

The rear garden is mostly laid to lawn with a pretty sun terrace immediately adjacent to the property, being particularly well enclosed offering a good degree of seclusion and privacy. Well stocked flower beds with various plants, shrubs and trees including trellis covered with grape vine. Pedestrian access to driveway

Allocated parking space and carport

Covered barn providing parking approached over gravel driveway and an additional outside parking space.



Service charge

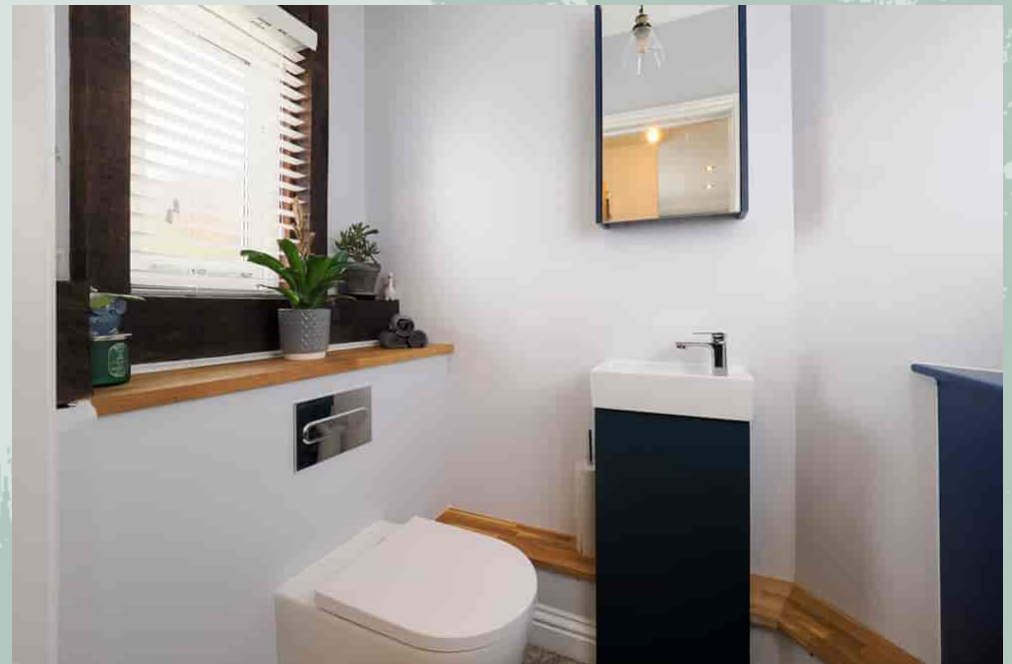
We understand there is an annual service charge of approx £680 (variable).

Heating

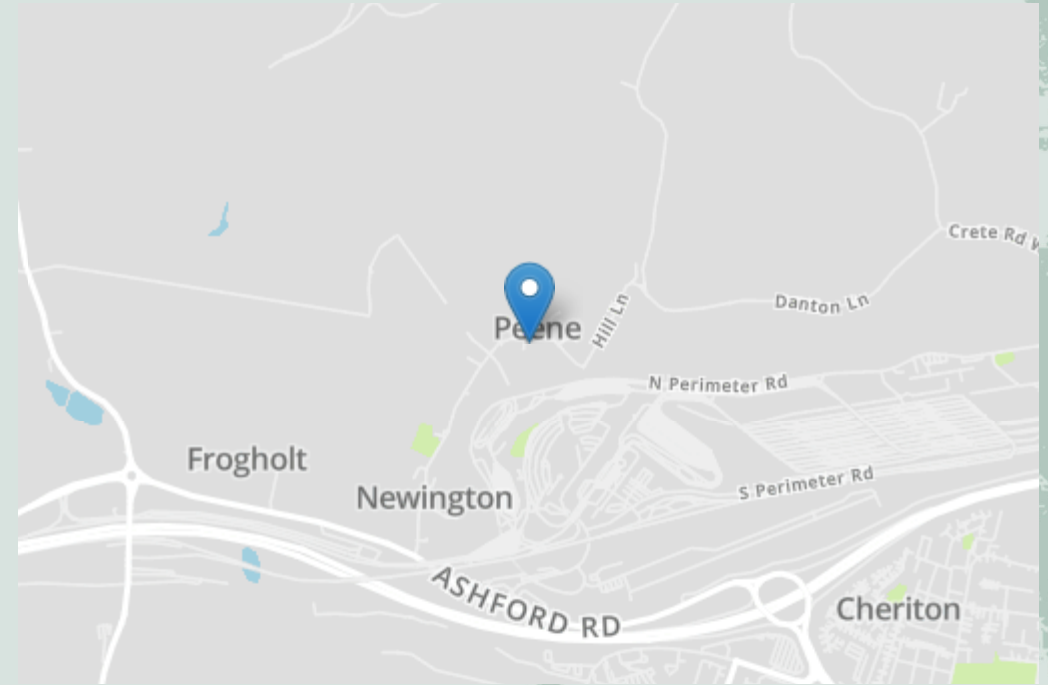
LPG Gas

Air source heat pump providing air conditioning in the summer months and underfloor heating through out.









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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