







Robus House, nestled in a quiet yet central village location, sitting proudly in an elevated position commanding beautiful views of the nearby countryside, whilst also benefiting from being very much part of the village community. This truly magnificent and unique family home has been meticulously and sympathetically extended and refurbished, including but not limited to: full re-wire, new plumbing system, cavity wall insulation, new roof with PV panels and battery storage as well as new windows with bespoke fitted shutters throughout. Another notable benefit is a newly formed large & secure parking area with an electric car charging point. This property's abundance of character and charm is now complimented by contemporary yet timeless 'touches', making this the perfect home for a modern family. EPC RATING = C

Guide Price £1,200,000

Tenure Freehold

Property Type Detached House

Receptions 5

Bedrooms 5

Bathrooms 2

Parking Large driveway

Heating Oil

EPC Rating C

Council Tax Band G

Folkestone And Hythe District Council



Situation

Only a short walk from amenities such as village corner shop/post office, thriving coffee shop, Chinese restaurant, public house, doctors, pharmacy, a highly regarded primary school and outstanding preschool. Lyminge is as popular as ever being in an AONB with many peaceful countryside walks to be enjoyed as well as being only a 10 minute drive to the seaside town of Hythe, also being on the handy bus route from the City of Canterbury (providing many shops, restaurants and two Universities) to Folkestone which provides the channel tunnel access to France and beyond, as well as the high speed train line reaching London in less than an hour. 'Kent Pub of the Year 2024' The Kings Arms is also only a few minutes away, providing delicious meals and the perfect setting for celebrating special occasions or simply somewhere to socialise and unwind at the weekend.

GROUND FLOOR

The moment you approach the welcoming, central double doors featuring the etched house name above, you know you're in for a touch of opulence and grandeur. Continuing into the porch with original floor tiles, through to the paneled entrance hall with beautiful original floorboards, you will find the four main reception rooms all with noticeably high ceilings. The sitting room and dining room both featuring large bay windows providing views of the large front lawn, as well as original fire surrounds - one with a new log burner installed. The snug provides a relaxing, quiet reading area or TV room, occupying the second recently added log burning stove, set off by feature herringbone tiles. Following on from here is the home office, a perfect space for studying or working from home - being separate from the main living areas.

Continuing to:

An impressive utility room features Marlborough Terracotta Parquet floor tiles, Belfast sink as well as plenty of storage and drying space. Following on is the boot room providing access to the rear garden and downstairs WC which includes 'Neptune' vanity unit. The last reception room currently used as a playroom, has views of the rear garden and another original fireplace.

The hub of this beautiful home

The hub of this beautiful home is the secluded, newly added side extension forming the kitchen/family room. Perfect for celebrations, with dining and seating areas giving ample space allowing for large gatherings, with access to and views of both front and rear gardens. No expense has been spared in this lavish addition which benefits from underfloor heating covered by Mandarin Stone marble floor tiles, two skylights with remote control blinds, as well as three additional windows allowing for plenty of natural light to flood in without becoming too hot in the warmer months. The in-frame shaker style cabinets are complimented by striking Arabescato Corchia marble work surfaces and splash back, Corston brassware, sockets and wall lighting. The central island provides a focal point as well as useful storage, additional seating and food preparation area. Making light work of any culinary duties is the Rangemaster 'Nexus SE' double induction oven, integrated dishwasher, fridge, freezer, waste bin and wine cooler also included as well as a double Belfast Sink with Quooker hot tap.

FIRST FLOOR

To the first floor the light and spacious landing gives access to the main bedroom which provides views of rolling hills and benefits from its own dressing room with fitted wardrobe as well as en-suite, featuring wood effect floor tiles covering electric underfloor heating, walk in shower, double Neptune basin vanity unit and heated towel radiator. Four further bedrooms, three of which are of substantial size and all feature original fireplaces and comicing. The family bathroom also benefits from electric UFH as well as freestanding roll top bath, separate shower and Neptune Oak vanity with Jim Lawrence wall lights above - providing soft lighting for a relaxing ambience. A vast, fully insulated and boarded, open-plan LOFT with great potential to convert if required.

OUTSIDE

The attractive wrap around gardens are well enclosed with new fences and gates. Beautiful mature trees stand majestically to the front and recently planted trees and shrubs are positioned to the rear and side boundaries providing full privacy once matured. Large workshop, seating area and sunken trampoline. Large and secure parking area with car charging point.

Entrance hall

6.62m x 4.75m (21' 9" x 15' 7")

Living room

4.24m x 5.26m (13' 11" x 17' 3")





Dining room
4.29m x 5.24m (14' 1" x 17' 2")

Kitchen/Dining/Family Room
11.9m x 4.7m (39' 1" x 15' 5")

Sitting room
4.10m x 3.82m (13' 5" x 12' 6")

Snug
4.24m x 3.45m (13' 11" x 11' 4")

Office
2.49m x 2.69m (8' 2" x 8' 10")

Boot room
2.96m x 2.37m (9' 9" x 7' 9")

Cloakroom/WC
1.18m x 2.37m (3' 10" x 7' 9")

Utility room
2.42m x 3.82m (7' 11" x 12' 6")

First floor

Landing
4.00m x 4.17m (13' 1" x 13' 8")

Bedroom one
4.24m x 3.70m (13' 11" x 12' 2")
Dressing room 1.08m x 2.51m (3' 7" x 8' 3")

En Suite Shower room/WC
2.52m x 2.12m (8' 3" x 6' 11")

Bedroom two
4.24m x 5.26m (13' 11" x 17' 3")

Bedroom three
4.29m x 5.24m (14' 1" x 17' 2")

Bedroom four
4.05m x 3.82m (13' 3" x 12' 6")

Bedroom five
2.18m x 3.09m (7' 2" x 10' 2")

Bathroom/WC
2.42m x 2.89m (7' 11" x 9' 6")

Outside

Large and secure parking area with car charging point

Garden

Attractive large wrap around garden







HVC

Hugs

Robus House, Silverlands Road, Lyminge, CT18 8JE

Approximate Gross Internal Area = 281 sq m / 3020 sq ft

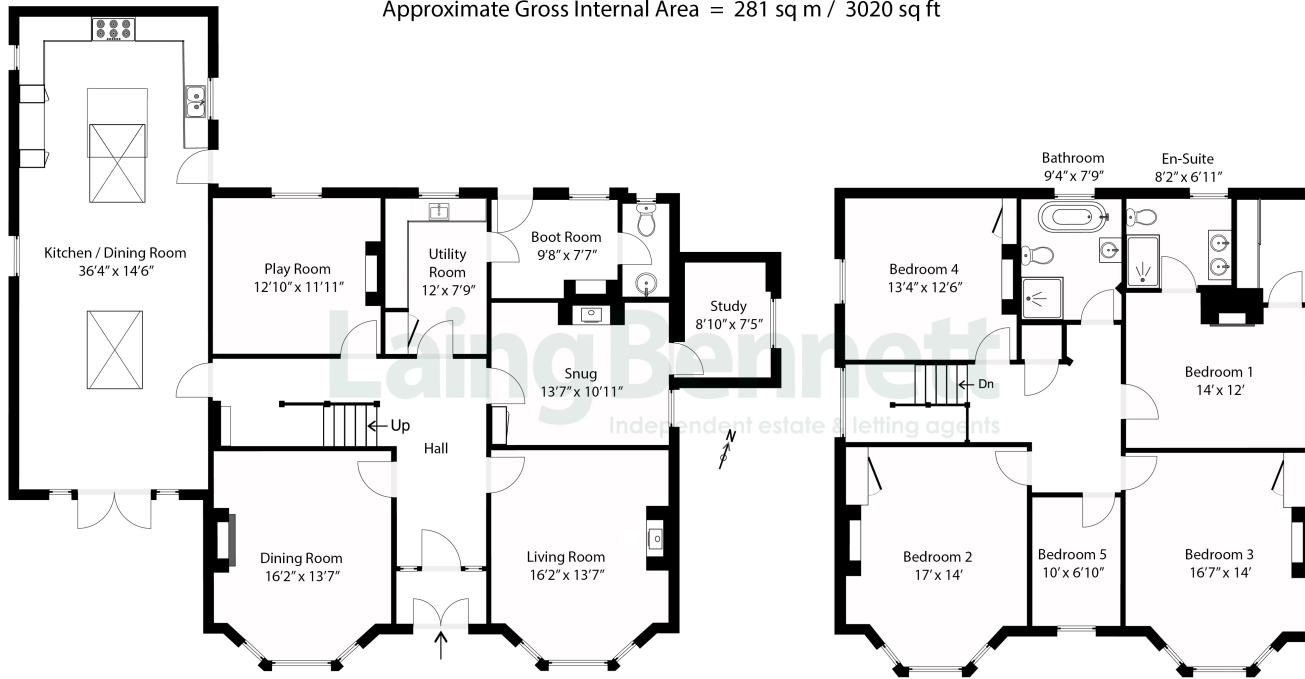


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.

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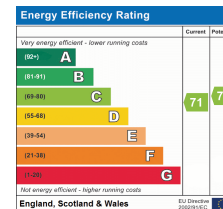
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