



Staple House, The Street, Staple, Canterbury, CT3 1LN
OIRO £725,000



Historically a long standing village pub known as the Three Tuns, the large and attractive Staple House is an impressive and traditional Queen Anne property built in 1712. Whether you are looking for a large family or inter generational home or considering developing a bed and breakfast business, this property could be ideal.

There are multipaned sash windows throughout and an attractive porch with arched windows and doors leading to a vast L shaped open plan living room with stunning period features wherever you look. It includes exposed beams, corner panelling, a brick surround fireplace as well as a large inglenook and could be configured for a variety of requirements including a study area. You would be able to host stunning dinner parties for more than a dozen people or enjoy big family celebrations in the gorgeous dining room with its exposed brick walls, unusual fireplace and exposed beams while you can imagine both reception rooms looking amazing when they are 'dressed overall' for Christmas. Alternatively this room is large enough to be used as a guest breakfast room while the well proportioned kitchen is currently laid out as a commercial kitchen and some of the facilities could be used if you were considering developing a bed and breakfast business. However it is a real 'blank canvas' for anyone wanting to create their dream kitchen with an adjacent utility room and you could make a superb, contemporary cloakroom to replace the existing customer toilets.

On the first floor there are five main bedrooms all with charming features such as beams and exposed brickwork and three of them have en suite bathrooms as well as lovely views across the surrounding countryside. There is also an annex that includes a kitchen, toilet and bed/sitting room but could incorporate the adjacent en suite bedroom if required as separate living quarters for staff, lodgers or older family members. The second floor with its beamed and vaulted ceiling is a real charmer. The stairs lead up to the largest bedroom that could always be used as a sitting room as there are two further bedrooms – both with en suite bathrooms – if this was needed as another separate annex. As can be appreciated the overall accommodation is very flexible and could provide for a variety of requirements. Outside there is plenty of hard standing at the front of the house providing off road parking for numerous vehicles while the wraparound garden includes a secluded walled courtyard garden area, a large lawn area with a gazebo that is hidden from neighbouring view by a high hedge.

The village of Staple is an ideal location for a bed and breakfast or a large family home. It is a very friendly place with a village hall and recreation ground and there is the lovely old quintessential English Black Pig pub and restaurant with rooms. The area even has the award winning Barnsole Vineyard for wine enthusiasts. The nearby village of Wingham has an excellent primary school while the excellent Gibson's farm shop and cafe is just the place to buy something special for the dining table or meet your friends for breakfast or coffee. It is only about nine miles to the historic city of Canterbury with its ancient buildings, high street stores, individual shops, theatres and restaurants while it is less than five miles to the ancient Cinque Port town of Sandwich and the coast.

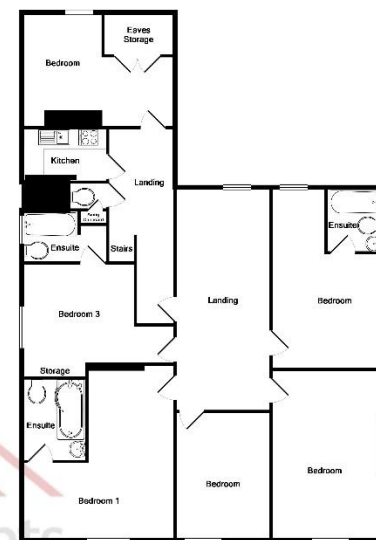




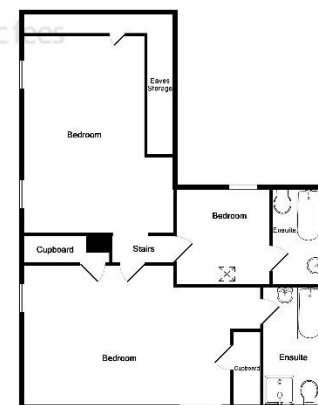


*Total Approx. Floor Area: 4' 6.8 Sq. M. (14,877 Sq. Ft.)
 Measurements are approximate. Not to scale. Excludes porches only.

Ground Floor
 Area: 184.2 Sq.M.
 (1,980 Sq. Ft.)



1st Floor
 Approx. Floor
 Area: 164.2 Sq.M.
 (1,757 Sq. Ft.)



2nd Floor
 Approx. Floor
 Area: 95.5 Sq.M.
 (1,031 Sq. Ft.)



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