



Charles Bainbridge



34 Watling Street,  
Canterbury, Kent, CT1 2UD

Offers in Excess of  
£995,000

















Located in the very heart of Canterbury, The Coach House presents a rare opportunity to acquire a charming and versatile property, currently operating as a successful boutique guesthouse. Offering seven individually arranged guest rooms, a mix of comfortable doubles and family rooms, some with private ensuite facilities, the property blends period character with commercial potential in one of the city's most desirable locations.

Guests are welcomed into a communal lounge and dining area, with a compact but functional shared kitchen serving the property. To the rear, a communal garden provides valuable outdoor space for relaxation, a sought-after feature in this central setting.

Additional facilities include a useful basement cellar, providing staff accommodation alongside extensive storage and service areas, enhancing the property's operational efficiency. Outside, four dedicated parking spaces to the front of the property offer significant convenience for guests, an uncommon asset in this prime urban location.

Situated within easy walking distance of Canterbury's historic cathedral precincts, pedestrianised shopping streets, and popular restaurants, The Coach House enjoys excellent connectivity for both tourists and business visitors. Canterbury West station, providing high-speed rail links to London, is within close proximity, while excellent road access opens up the surrounding Kent countryside and coastal towns.

Importantly, the property offers considerable potential for alternative use or development. Subject to the necessary planning consents, The Coach House could be reconfigured back into a single residential dwelling or redeveloped into multiple apartments, capitalising on the generous plot and central setting. The property was originally two residential buildings, which could likely be reinstated with planning permissions. The substantial basement and existing configuration provide flexibility for imaginative reworking, presenting the opportunity for significant uplift in value. Whether maintained as a profitable guesthouse or redeveloped for residential use, this is a property offering genuine scope for substantial returns. \*Open to different financing options\* A distinctive and rarely available proposition in the heart of Canterbury.

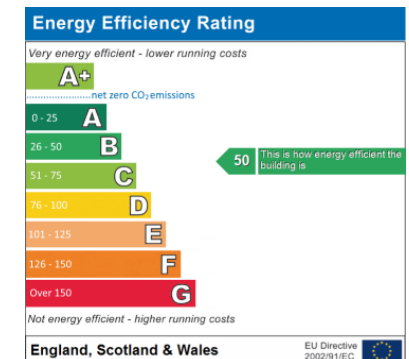
Services: All mains services are understood to be connected to the property.

Tenure: Freehold

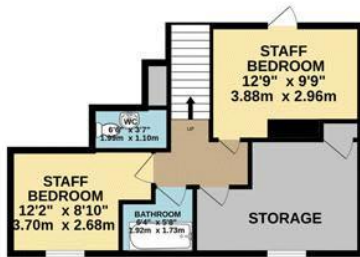
Council Tax Band: A

Local Authority: Canterbury City Council, Whitefriars, 14 Rose Lane, Canterbury, Kent, CT1 2UR.

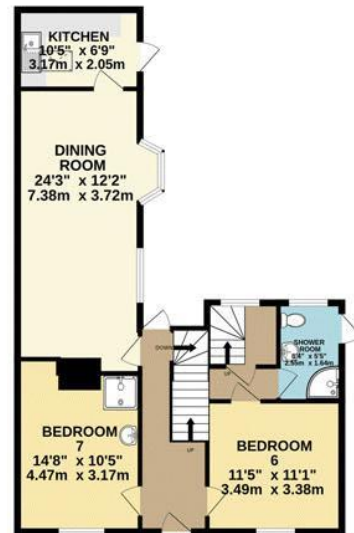
We would be pleased to arrange a viewing by appointment; simply call 01227 780227 or email [sales@charlesbainbridge.com](mailto:sales@charlesbainbridge.com)



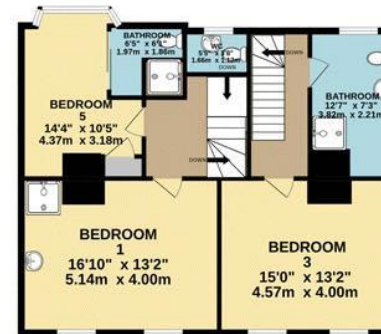
**BASEMENT**  
459 sq.ft. (42.7 sq.m.) approx.



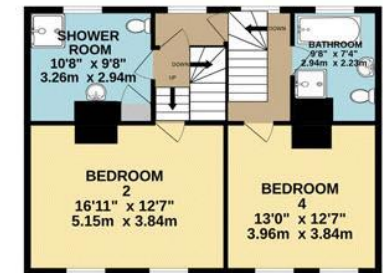
**GROUND FLOOR**  
782 sq.ft. (72.7 sq.m.) approx.



**1ST FLOOR**  
803 sq.ft. (74.6 sq.m.) approx.



**2ND FLOOR**  
640 sq.ft. (59.4 sq.m.) approx.

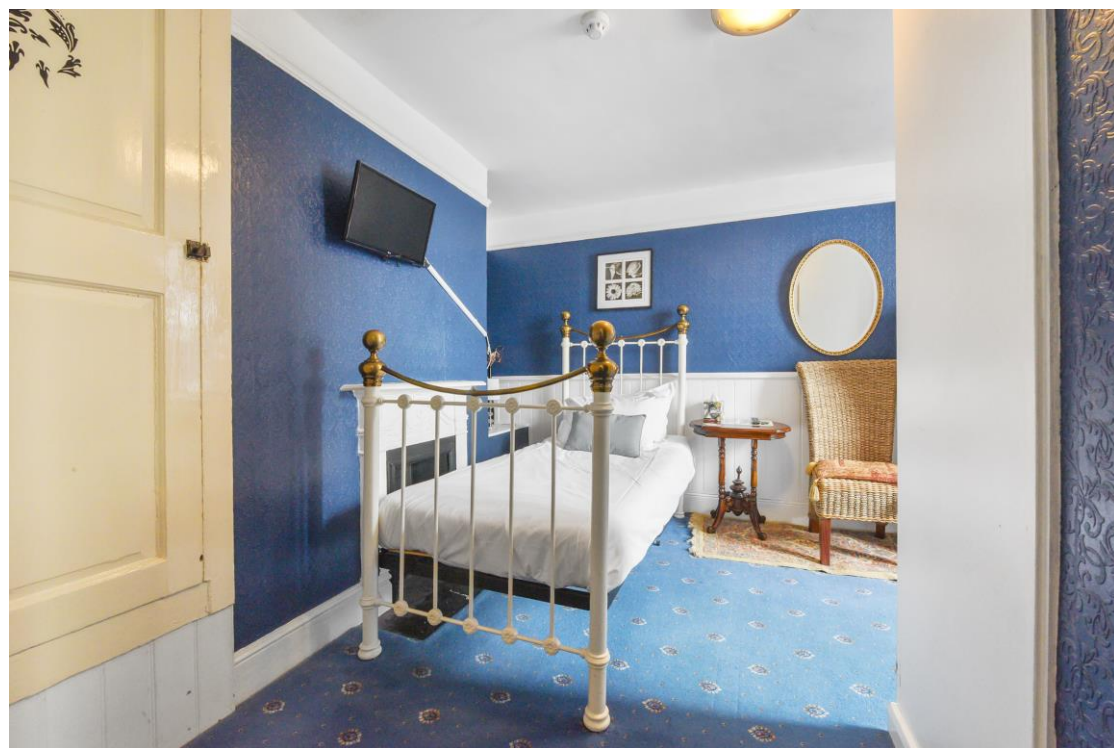


**TOTAL FLOOR AREA : 2685 sq.ft. (249.4 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2025





















Should you require any specific clarification about any part of the property or its surroundings prior to booking a viewing, particularly before travelling a significant distance to view, then please contact us and we would be pleased to assist.

These particulars are intended to give a fair description of the property, their accuracy cannot be guaranteed and they do not constitute an offer of contract. No appliances or services have been tested by us. Interested parties are advised to rely on their own inspection of the property and those of their professional and legal representatives before entering a contract to purchase.



# Charles Bainbridge

1 The Bakery, 47 Broad Street,  
Canterbury, Kent CT1 2LS

01227 780227

[sales@charlesbainbridge.com](mailto:sales@charlesbainbridge.com)  
[charlesbainbridge.com](http://charlesbainbridge.com)