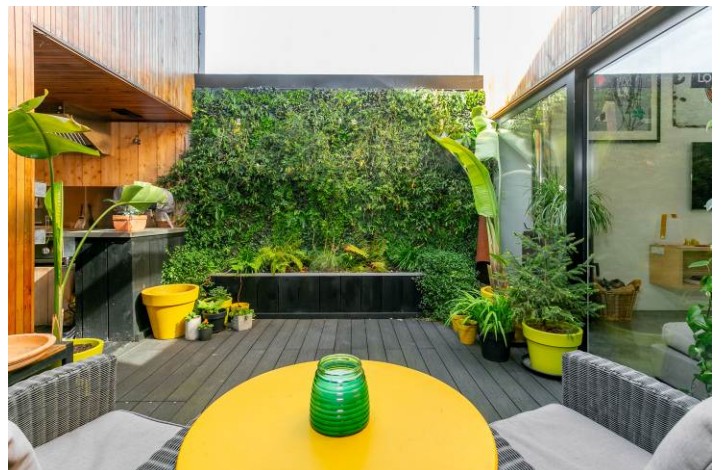




## **THE WORKS, STONE STREET, LYMPNE**

**£750,000 Freehold**

A stunning conversion of a former workshop now providing a unique contemporary home totalling circa 1989 sq ft (excluding the integral garage) including a dramatic open plan kitchen/dining/living space, utility room, 3 double bedrooms (1 en-suite). Internal courtyard garden with outdoor kitchen, parking. EPC C



# **The Works**

## **Stone Street, Lympne CT21 4LD**

**Entrance Hall, Open Plan Kitchen/Dining/Living Space, Utility Room,  
Study Area, Shower Room,  
Mezzanine Floor, First Floor Landing, Three Bedrooms (the principal  
room with en-suite shower room and walk-in wardrobe), Bathroom,  
Inner Courtyard Garden, Integral Garage, Parking**

### **DESCRIPTION**

The Works, the result of a masterful conversion of a former workshop to provide a truly unique and contemporary home in the heart of this sought after village, within a short drive of the Cinque Ports Town of Hythe, with wonderful country walks on the doorstep, minutes from the A20 and accessible to local train stations.

The owners have paid meticulous attention to every details from the blackened Estonian timber façade which encompasses the property to the polished concrete floors with underfloor heating throughout the ground floor. An open storm porch leads to the entrance hall which is flooded with light from expansive glazing overlooking the inner courtyard garden, the glazing continues to stunning open plan kitchen/dining/living space with its sleek modern kitchen, contemporary wood burning stove and staircase to a mezzanine floor. There is also a utility room, study area and shower room on the ground floor. The first floor comprises three double bedrooms, the principal bedroom with en-suite shower room, walk-in wardrobe and door opening to a bridge over the courtyard and returning to the mezzanine. There is also a sleek modern bathroom.

The inner courtyard garden is a stunning space for secluded alfresco entertaining, backed by a living wall and incorporating a comprehensive outdoor kitchen it really is one of the many high points of the property. There is also an integral garage and parking.

### **SITUATION**

The property is situated just off Stone Street in the heart of the popular village of Lympne with its newsagent/post office, church, village hall and pub. There is a popular village primary school and bus stops nearby provide easy access to secondary schools in Folkestone and Hythe. The area is also well known for the near by Port Lympne Zoo Park, historic castle and beautiful walks in an area of outstanding natural beauty.

The Cinque Ports Town of Hythe, approximately 3 miles distant, provides a wide range of amenities including 4 supermarkets (including Waitrose, Sainsburys and Aldi), a vibrant High Street with various independent shops, boutiques, cafes and restaurants, together with a selection of sports and leisure facilities, golf courses, swimming pool, etc.

The motorway network (M20 Junction 11) is within a short driving distance of the property (approx 3 miles), the Channel Tunnel Terminal (4 miles), the ferry port of Dover (10 miles) and Ashford International Passenger Station (12 miles). There is also a main line railway station at Westenhanger (1 mile) down the road, with regular commuter services to London and the High Speed Link trains are available at Folkestone (West or Central) or Ashford.





The accommodation comprises:

### **OPEN PORCH**

With contemporary door opening to:

### **ENTRANCE HALL**

A generous space flooded with light from the internal double glazed windows overlooking the courtyard garden, staircase to first floor set beneath a vaulted ceiling with substantial double glazed Velux roof light, opaque double glazed window to front, polished concrete floor with underfloor heating, recessed lighting, double doors giving access to the:

### **INTEGRAL GARAGE**

Which is of a generous size, is equipped with power and light and has an electronically operated roller door to the front.

Open plan to:

### **OPEN PLAN KITCHEN/DINING/LIVING SPACE**

The **living space**, a generous space set in part beneath a vaulted ceiling with four double glazed Velux roof lights, polished concrete flooring throughout with underfloor heating, contemporary wood-burning stove with exposed stainless steel flue, secondary leading to the first floor mezzanine, three-panelled, sliding, double-glazed doors opening to and uniting the space with the internal courtyard garden, two high-level, double-glazed windows.

**Kitchen area** well fitted with a contemporary installation incorporating base cupboard and drawer units with deep-pan drawers, space and plumbing for washing machine, square edged worktops inset with sink and drainer with mixer tap and five-burner gas hob with extractor hood above, tiled splashbacks, opaque, double-glazed window to front, recessed lighting, polished concrete flooring with underfloor heating throughout.

### **SHOWER ROOM**

Well fitted with a contemporary installation comprising twin-sized tiled shower enclosure with thermostatically controlled shower, wall-hung WC with concealed cistern, wall-

hung washbasin with tiled splashback, polished concrete floor with underfloor heating, recessed lighting, extractor fan, illuminated mirror, shaver point.

### **WALK-IN STORAGE/STUDY AREA**

With a double glazed casement door opening to the internal courtyard garden and with further door to office space, recessed lighting, high level shelving, polished concrete flooring with underfloor heating.

### **UTILITY ROOM**

Base cupboard with space and plumbing for washing machine to side, polished concrete flooring with underfloor heating, opaque double glazed window to side, built-in storage cupboard.

### **COURTYARD GARDEN**

A generous space backed by a living wall planted with various climbing and other plants including passion flower and jasmine with a raised bed before it planted with ornamental grasses and ferns. The garden is decked in composite decking providing the ideal environment for alfresco entertaining and dining and incorporating an undercover **outdoor kitchen** with plancher, gas fired grill, pizza oven, stainless steel worktop and wall mounted stainless steel sink.

### **FIRST FLOOR MEZZANINE LEVEL**

Double glazed door giving access to the balcony, Velux window, timber flooring.

### **FIRST FLOOR LANDING**

Velux window over stairwell, two wall light points, doors to:

### **BEDROOM 1**

Access to large walk-in wardrobe, Velux window, double glazed door to balcony, double glazed window to side fitted with blind, four wall light points, radiator, door to:



## EN-SUITE SHOWER ROOM

Tiled shower enclosure with the thermostatically controlled shower, low-level WC with concealed cistern, wash basin set on to work surface with open storage below and wall mounted mixer tap, extractor fan, Velux window, heated ladder rack towel rail, tiled floor.

## BALCONY

Well enclosed by wrought iron balustrade, door through to mezzanine level.

## BEDROOM 2

Double glazed window to rear, Velux window, 4 wall light points, timber floorboards.

## BEDROOM 3

Double glazed window to rear fitted with blind, Velux window, four wall light points, radiator.

## BATHROOM

Bath with wall mounted mixer tap and separate handheld shower attachment, tiled shower enclosure with thermostatically controlled rainhead shower, twin wash basins set onto a quartz work surface with wall mounted mixer taps and open storage beneath, two shaver point, four wall light points, heated ladder rack towel rail, tiled floor, Velux window, localised tiling, recessed light, extractor fan.

## EPC Rating Band C

## COUNCIL TAX

Band E approx. £2933.62 (2025/26)  
Folkestone & Hythe District Council.

## VIEWING

Strictly by appointment with **LAWRENCE & CO, 01303 266022.**

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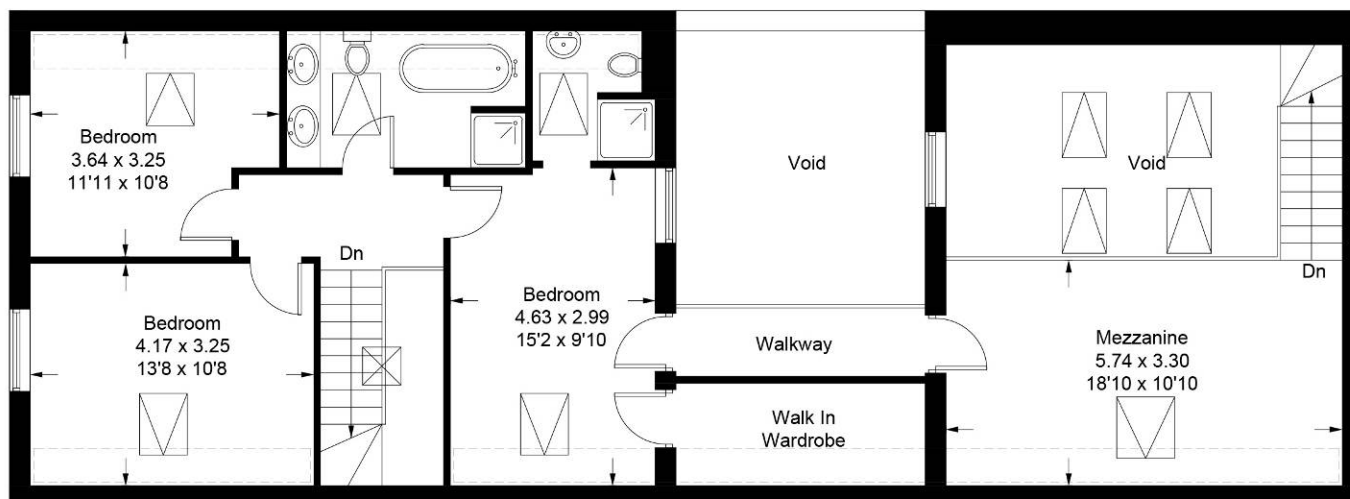


# The Works, Lympne, CT21


Ground Floor = 95.4 sq m / 1027 sq ft

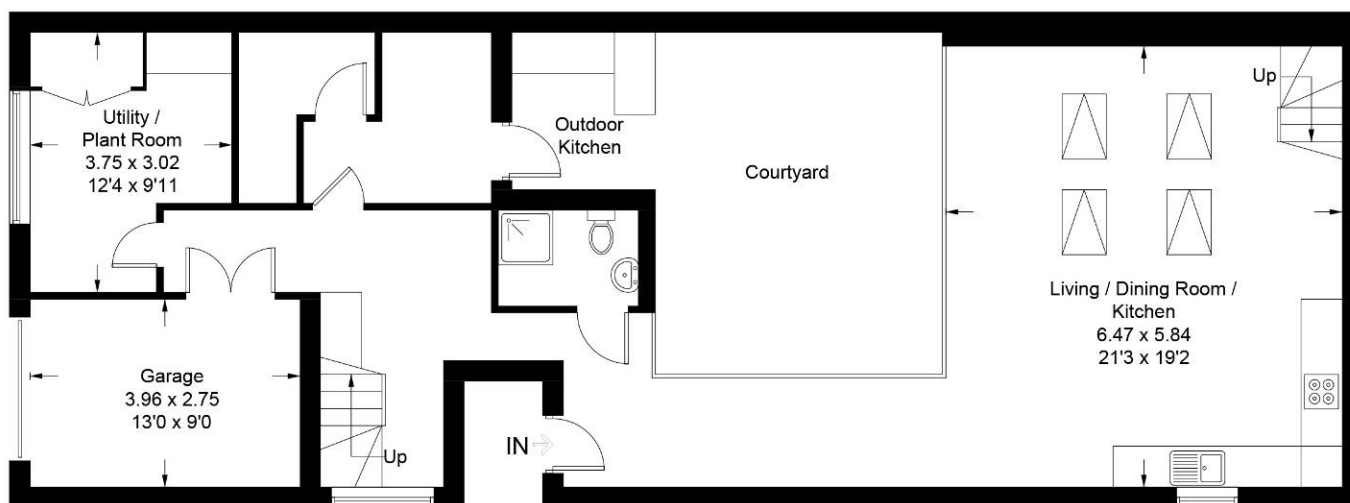
First Floor = 89.4 sq m / 962 sq ft

Total = 184.8 sq m / 1989 sq ft (Including Garage / Excluding Voids)



**First Floor**

 = Reduced headroom below 1.5m / 5'0"



**Ground Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1211053)