



Mansell Lane

Selsted CT15 7HW

- Impressive Detached Barn Conversion
 - Set On A Generous Plot
- Large Conservatory With Underfloor Heating
 - Three Double Bedrooms
 - Far-Reaching Countryside Views
- Contemporary Living In A Rural Setting
 - Extended In Recent Years
- Kitchen/Diner & Separate Utility Room
 - Luxury Bathroom & Two En Suites
 - Gardens, Paved Terraces & Paddock

Asking Price £850,000 Freehold





Mapps Estates are delighted to bring to the market this stunning extended barn conversion residence offering contemporary living in a timeless rural setting and boasting far-reaching countryside views. The generous accommodation on offer comprises a welcoming reception hall opening to a large sitting room, double doors opening to a recently added substantial conservatory with a log burner and underfloor heating, a spacious kitchen/diner with integrated appliances and a pantry cupboard, a large separate utility room and cloakroom also with underfloor heating, and a double bedroom with a walk-in wardrobe, en suite shower room and bi-fold doors opening to a side terrace, while upstairs are two further double bedrooms, one enjoying bespoke fitted bedroom furniture and a cleverly concealed en suite bathroom, the other boasting a balcony enjoying views of the surrounding landscape, and a luxury family bathroom. The property enjoys a large gravelled driveway providing ample off-road parking, wraparound gardens with several paved terraces from which to admire the views, and an adjacent paddock and outbuilding. An early viewing of this unique and stylish residence comes highly recommended.

Located in the rural hamlet of Selsted approximately six miles from the coastal town of Folkestone, and twelve miles from the cathedral city of Canterbury. Both offer excellent shopping, recreational and educational facilities, with high speed train services to London St Pancras from Folkestone taking approximately fifty minutes. The Channel Tunnel terminal at Cheriton and Port of Dover are easily accessible by car as is the M20 motorway.

Ground Floor:

Front Entrance

Front door with central frosted double glazed panel, opening to reception hall.

Reception Hall

With rear aspect double glazed window looking onto garden, stairs to first floor with glass balustrades, fitted understairs storage comprising cloaks cupboard, low level store cupboard and shelving, tabular beige porcelain floor tiles, recessed downlighters, radiator, opening to open plan living room.

Open Plan Sitting Room 20'2 (max) x 16'7

With rear aspect double glazed window looking onto garden and countryside, internal double glazed window looking through to conservatory, bespoke media wall comprising recessed shelves with downlighting and recess for TV, tabular beige porcelain floor tiles, two radiators, glazed double doors opening to conservatory, pocket door to kitchen/diner.

Kitchen/Diner 21'6 x 17'8

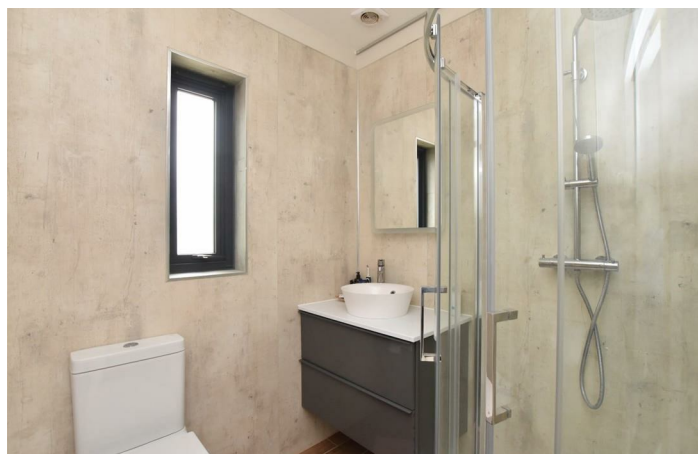
With three side aspect double glazed windows, contemporary fitted kitchen comprising a range of store cupboards and drawers with contrasting finish, quartz worktops and upstands with feature copper finish splashbacks, inset one and a half bowl stainless steel sink with mixer tap over and integral drainer to worktop, Bosch five ring induction hob with quartz splashback and extractor over, breakfast bar, fitted high level Bosch double oven, integrated Bosch fridge/freezer and dishwasher, pantry cupboard with double bi-fold doors comprising wall mounted store cupboard, wine rack, worktop with space for undercounter fridge and freezer under, consumer unit and fitted shelves, space for dining table, tabular beige porcelain floor tiles, two radiators, door to bedroom. glazed double doors opening to utility room.

Utility Room 13'9 x 12'10

With double glazed French doors opening to terrace and garden, large Velux window, double glazed window, fitted quartz worktops, large sink with mixer tap over and integral drainer to worktop, space and plumbing for washing machine and tumble dryer, range of fitted grey gloss finish store cupboards, cupboard housing wall mounted Worcester Bosch Calor gas-fired boiler, cupboard housing pressurised Megaflo hot water cylinder, tabular beige porcelain floor tiles with underfloor heating, recessed downlighters, extractor fan, door to cloakroom.

Cloakroom

With double glazed window, wash hand basin set onto shelf with wall mounted mixer tap over, WC, recessed downlighters, extractor fan, aquaboard wall panelling.



Bedroom 14'8 x 11'1

With side aspect double glazed bi-fold doors opening to terrace and garden, front aspect double glazed window, pocket door to walk-in wardrobe (6'6 x 5'9 with tabular cappuccino porcelain floor tiles and radiator), tabular beige porcelain floor tiles, two vertical radiators with central mirror panels, pocket door to en suite shower room.

En Suite Shower Room 6'4 x 5'8

With frosted double glazed window, quadrant shower cubicle with rainfall shower and hand-held shower attachment, wash hand basin with mixer tap over set onto shelf with drawers under, WC, aquaboard wall panelling, extractor fan, recessed downlighters, tabular cappuccino porcelain floor tiles.

Conservatory 21'6 x 13'7

With double glazed windows and bi-fold doors to terrace and garden with countryside views, large roof lantern over, log burner, tabular beige porcelain floor tiles with underfloor heating, recessed downlighters.

First Floor:

Landing

With double glazed window and countryside view, double linen cupboard with eaves access, small loft hatch, recessed downlighters, radiator.

Bedroom 13'4 x 13'1

With two large Velux windows with countryside views and fitted blinds, recessed downlighters, radiator, large double glazed door with integral blind opening to balcony.

Balcony

With glass balustrades, wood flooring, and enjoying far-reaching views of the surrounding countryside.

Bathroom 11'10 x 5'7

With Velux window with countryside view, panelled bath with mixer tap over, wash hand basin with mixer tap over and shelf to side, store cabinet under, WC with concealed cistern, pocket door to landing, shower cubicle with rainfall shower and separate hand-held shower attachment, tiled walls and Travertine stone flooring, extractor fan, recessed downlighters, chrome effect heated towel rail.



Bedroom 20'10 x 13'

With three Velux windows with countryside views and fitted blinds, recessed downlighters, two radiators, fitted drawer unit and dressing table, matching fitted wardrobes with central double doors opening to concealed en suite bathroom.

En Suite Bathroom 10'2 x 7'9

With front aspect double glazed window with countryside view, feature freestanding bath with mixer tap over, wash hand basin with mixer tap over and drawers under, WC with concealed cistern, recessed downlighters, extractor fan, chrome effect heated towel rail, tiled walls and Panelei flooring.

Outside:

To the front and side of the property is a large gravelled driveway providing ample off-road parking for multiple vehicles with a feature stone basket wall to one side. There are outdoor wall lights and power points, a water tap and an electric car charging point. A bonded resin pathway leads to the front entrance and rear garden, which is mostly laid to lawn and bordered by fencing looking onto neighbouring fields and countryside. A paved terrace wraps around the conservatory, with two further sunken terraces to the

side, one with space and power supply for a hot tub. A gate from here opens back to the driveway. Double five bar gates from the garden open to a small paddock which has a large timber outbuilding and log store set onto a concrete base.

Agent's Note:

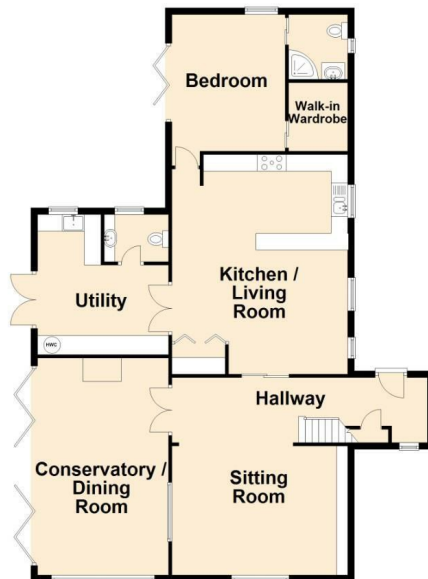
Please be advised the property is not connected to mains drainage. The central heating system is powered by Calor gas, the tank for which is located in the garden.





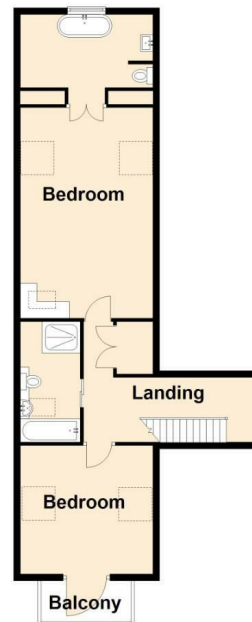
Ground Floor

Approx. 138.3 sq. metres (1488.5 sq. feet)



First Floor

Approx. 73.2 sq. metres (787.4 sq. feet)



Total area: approx. 211.4 sq. metres (2275.9 sq. feet)

Local Authority Folkestone & Hythe District Council
Council Tax Band E
EPC Rating D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	65	85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.