



GUILDCREST ESTATES



Way Farmhouse
Minster, Ramsgate CT12 4HS





GUILDCREST ESTATES

Way Hill
Minster, Ramsgate, CT12
4HS
£1,300,000

An impressive period farmhouse, in approximately two and a quarter acres of glorious, mature, landscaped and woodland gardens with outbuildings, stables and double garage with stunning views of the surrounding countryside.

As you enter the grounds via the gravel driveway, you are presented with a stunning farmhouse full of charm. This characterful, family home offers accommodation over three floors with generously proportioned rooms and a wealth of period features.

The light and spacious entrance hall leads to three large reception rooms, 2 with feature fireplaces, one housing a log burner, and dual aspect windows overlooking the picturesque gardens.

The traditional Farmhouse style kitchen/breakfast room is the hub of the home with a central island, and inset range style cooker, a large dining area and a separate utility room. On this floor there is also a cloakroom and the entrance to the cellar.



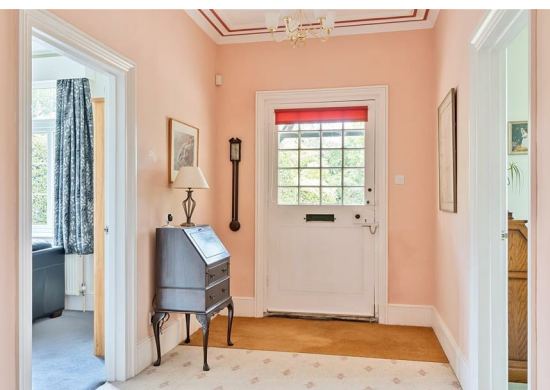


As you venture upstairs to the first floor, you will find a split level spacious landing area leading to 3 generous sized double bedrooms, the principal bedroom with a walk-in wardrobe and en-suite bathroom, a further family bathroom and study.

On the second floor there are a further 3 large, light and airy double bedrooms and another generous sized bathroom offering versatile accommodation.

Outside there is a large gravel patio area offering views over the lawns and the tree edged gardens, plenty of off-road parking, a large double garage, stables and out buildings.

This stunning home offers potential regarding the substantial grounds with the possibility for development, subject to planning permission.



Nestled on the outskirts of the picturesque village of Minster, with all local amenities close by. In the village there are a variety of shops, post office, doctor's surgery, public houses, restaurants with Blue Flag beaches close by. Minster has a main line station too. Thanet Parkway station close by with fast links into London.

Council Tax Band: G



Way Hill, Minster, Ramsgate, CT12

Approximate Area = 3734 sq ft / 346.8 sq m
 Limited Use Area(s) = 68 sq ft / 6.3 sq m
 Garage = 569 sq ft / 52.8 sq m
 Outbuildings = 1285 sq ft / 119.3 sq m
 Total = 5656 sq ft / 525.4 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Guildcrest Estates Ltd. REF: 1132514



GUILDCREST ESTATES



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Manston

1 The Laurels Manston Business Park, Ramsgate, Kent, CT12 5NQ

T: 01843 272 200

sales@guildcrestestates.co.uk

https://www.guildcrestestates.co.uk