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— YEARS OF —

**Lambert  
& Foster**



**MARTINFIELD MANOR,**  
LYDD ROAD, NEW ROMNEY, KENT TN28 8HB



**Lambert  
& Foster**



WALKING DISTANCE TO HIGH STREET | ASHFORD INTERNATIONAL 14.5 MILES | M20 MOTORWAY (JUNCT 11) 12 MILES

## MARTINFIELD MANOR, LYDD ROAD, NEW ROMNEY, KENT TN28 8HB

An impressive and truly unique detached Victorian residence/guest house providing eleven bedroom (seven en suite) four reception rooms, approximately 5,752 sq ft / 534.4 sq m (including two bedroom annex and outbuildings) of well presented family accommodation arranged over three floors, self contained two bedroom annex arranged over two floors, parking, all complemented by gardens and grounds extending to approximately 0.64 of an acre, enjoying distant countryside views and superb location on the edge of New Romney High street.

GUIDE PRICE OF £900,000 – £950,000



### SITUATION

Martinfield Manor is set close to New Romney High Street on the edge of the atmospheric Romney Marsh with its abundant wildlife and big skies. Local shops, pubs, restaurants, golf courses, Port Lympne Zoo Park, the Romney Hythe and Dymchurch railway, ancient churches and much more are within the immediate area. If you wish to travel a little further, more of the dramatically beautiful and historic Romney Marsh and surrounding countryside of Kent and East Sussex can be discovered within just a few miles. Westenhanger (11.5 miles) has frequent

services to Ashford International station (14.5 miles) where there is a high speed rail link to London St Pancras in just 37 minutes. The Shuttle at Folkestone (14 miles) has regular drive on/ drive off services to Calais in about 35 minutes. Main roads provide access to the M20, M25 and the national motorway network and Gatwick and Heathrow airports. Whilst ferries run from Dover (23 miles) to Calais in about 90 minutes.



## DIRECTIONS

On entering the town via Old Romney on the A259 Lydd Road, proceed until you get to Church Road (just before New Romney High Street). Immediately turn right into Church Road and Martinfield Manor can be found shortly on the left hand side.



## DESCRIPTION

Martinfield Manor is an impressive, detached Victorian residence/guest house with origins dating back to the late 1800's. The current owners have run a successful B&B business from this delightful property for just shy of 27 years whilst still being their main residence and therefore this hugely versatile property will appeal to many buyers with its multiple uses. The property retains an abundance of features indicative of the period including decorative details, panelled doors, picture rails and fireplaces.

Accommodation to the ground floor comprises; impressive entrance hall, fitted kitchen with serving hatch, utility room, cloakroom, dining room, impressive 24' breakfast room with feature bay window, equally impressive 20'7 sitting room with feature bay window, further second dining room and double bedroom with en-suite shower room (bed and breakfast accommodation).

Arranged on the first floor are three bedrooms (two of which have en-suite shower rooms) with front facing views and a further three good size bedrooms to the rear all of which have garden views and en-suite shower rooms (all bed and breakfast accommodation). Arranged on the second floor are a further four bedrooms with spectacular views and a family bathroom (all private residential accommodation).

Attached to the property is a sizeable 1072 sq ft two bedroom Annex. Accommodation comprises; hallway, kitchen/breakfast room, 17'4 sitting room, shower room and beautiful conservatory with garden access and views. To the first floor are two double bedrooms with plenty of eaves storage and central WC.









## GARDENS AND GROUNDS

The gardens and grounds extend to approximately 0.64 of an acre set over a desirable corner plot. The southerly facing gardens are a fine feature, laid to lawn, with a selection of mature trees. Abutting the rear elevation is a substantial patio. Within the garden is a swimming pool and two sheds. To the front of the property is parking for multiple cars.



# FLOOR PLANS

## Martinfield Manor , Lydd Road, New Romney, TN28 8HB

Approximate Area = 3998 sq ft / 371.4 sq m

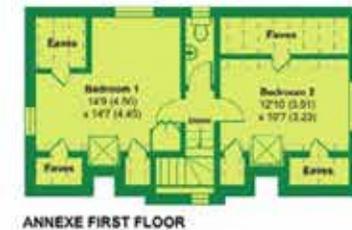
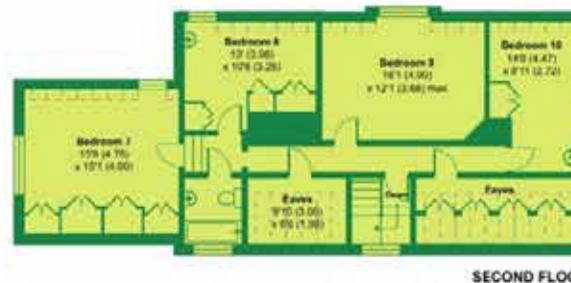
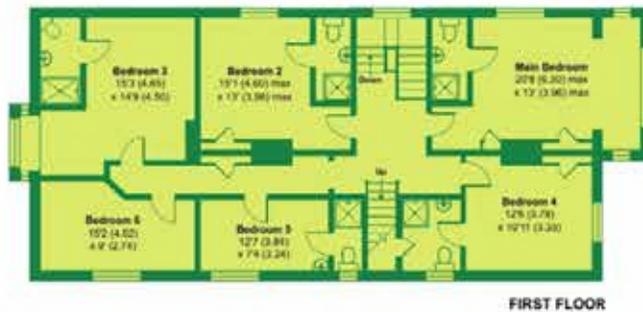
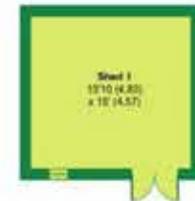
Limited Use Area(s) = 333 sq ft / 30.9 sq m

Annexe = 1072 sq ft / 99.6 sq m

Outbuildings = 349 sq ft / 32.4 sq m

Total = 5752 sq ft / 534.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Lambert and Foster Ltd. REF: 1226499

**VIEWINGS:**

Strictly by appointment with the Agent's Cranbrook office 01580 712888  
cranbrook@lambertandfoster.co.uk

**SERVICES:** Mains electricity, water and drainage. Mains gas fired central heating.

**LOCAL AUTHORITY:** Folkestone and Hythe District Council  
Folkestone-hythe.gov.uk

**PARTICULARS, PLANS AND SCHEDULES:**

The particulars and acreages stated therein, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract and prospective purchasers must satisfy themselves as to the information contained therein.

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