



8 The Street, Appledore, Kent TN26 2BX

8 The Street, Appledore, Kent TN26 2BX Guide Price £480,000

Originally the village bakery, this lovely period property situated in the heart of the pretty village of Appledore, is now a charming and deceptively spacious 4 bedroom / 2 bathroom home, which comes with the benefit of a detached garage, plentiful off-street parking and hidden south facing garden.

On entering, you realise immediately that you are in a very special, unique home. Not only are you struck by its comfortable, vintage style lived in feel and beautiful period features, but by its deceptively generous proportions and the surprising number of rooms which are arranged over three floors.

To the ground floor, there is a spacious sitting room with wood burner, dining room with separate access from the outside, utility cum scullery, shower room and kitchen. NB: The layout of this floor would certainly lend itself to some kind of commercial use, possibly a cafe or tea room, subject of course to any necessary permissions. To the first floor is a large landing with open fire, currently used as a study, two double bedrooms, a cloakroom and walk-in wardrobe, and to the second floor, two further bedrooms and a bathroom.

This property also benefits from off-street parking for a number of vehicles, a detached garage to the rear, timber outbuilding / studio and a very pretty hidden south facing courtyard garden. The village itself sits between the Cinque Port towns of Tenterden and Rye, close to the famous Military Canal, the wild and wonderful Romney Marshes and coast, which is what makes this location so very popular.

- Charming attached Grade II Listed 4 bedroom / 2 bathroom period home
- Stylish interior with wealth of period charm throughout
- Accommodation of circa ... square feet over three floors
- Potential for mix use (café / tea room) subject to planning consent
- Pretty, hidden, south facing courtyard garden / outbuilding
- Parking for up to six vehicles including detached garage
- Situated in the heart of the village close to all amenities
- Towns of Tenterden and Rye approximately 6 miles either direction
- Vineyard, Military Canal and Romney Marshes & Coast close-by

SITUATION This lovely village property is situated in the heart of the village, just a short walk from the local store and post office, tearoom, public house, village hall, parish church and recreation ground. The popular "Ferry Inn" pub and restaurant is close by, as is the renowned Gusbourne Vineyard. The Cinque Port towns of Rye and Tenterden are approximately 6 miles distant and offer a wide selection of shops, supermarkets, banks, restaurants and leisure amenities. Appledore station, which is on the Rye to Ashford line, is about 2 miles away. The mainline station at Ashford (approx. 10 miles) offers regular high-speed services to London St Pancras, a journey of approximately 37 minutes. The surrounding unique, distinctive and very beautiful Romney Marsh landscape, Royal Military Canal and picturesque coastline offer many wonderful opportunities for walking, cycling, golf, water sports and nature lovers.

www.warnergray.co.uk

email : info@warnergray.co.uk Tel 01580 766044

Warner Gray



SITTING ROOM 19'2 x 14'6. With its beautiful brick fireplace with wood burner, carved wood beamed ceiling and stripped floors, this generous room exudes character and warmth. Large bay window to front. Door linking this room to dining room.

DINING ROOM 11'4 x 10'10. Currently used as a dining room, this lovely space, with its original floor, tongue and groove wood panelling and shelving, still has the feel of a baker's shop from a by-gone era. Linked to the sitting room, these two spaces at the front of this property could certainly again be used for a food or retail business, subject to the necessary consents.

UTILITY/ SCULLERY 10'2 x 9'10. This useful space has a number of built-in cupboards with worktops and dresser unit, making it great for storing things away that you don't want to see and for displaying all the household gadgets like coffee machines and air fryers that you do. Space and plumbing for washing machine. Walk-in Larder. Original oak ridged panelling to one wall. NB: We understand this area has been set up with additional water and power supplies to support food business use.

KITCHEN 15'10 x 8'9. The kitchen, which is at the back of the property, has a bespoke industrial feel. Fitted cabinets with sink unit. Further set of fitted cabinets next to Range cooker (extractor above). Space for dishwasher and American style fridge/freezer.

Door to garden.

SHOWER ROOM This useful downstairs shower room also doubles as the cloakroom for the ground floor.

FIRST FLOOR LANDING 11'2 x 14'2. Stairs from the ground floor lead to a wonderful landing with working open fire, currently set up as a study / home office. Large under stairs built-in cupboard and door to walk-in-wardrobe / storage space.

BEDROOM 1 11'7 x 10'3. A beautiful double bedroom with window to the front overlooking the village.

BEDROOM 2 12'6 x 9'6. Double bedroom with built-in storage and window to the front.

CLOAKROOM A useful cloakroom, situated at the base of the stairs to the second floor, serves all four bedrooms.

Stairs from the **SECOND FLOOR FLOOR** lead to a small landing which gives access to the two bedrooms on the second floor. NB: Some restricted head height to this floor.

BEDROOM 3 15'5 x 12'. A very spacious double bedroom with beautiful old wide floorboards and window to front.

BEDROOM 4 11'8 x 9'0. A very pretty room which gives access to the bathroom on this floor. NB: This room would work well as a dressing room to bedroom 3 and this whole floor would make a lovely principal suite.

BATHROOM Traditional style bathroom with panelled bath and wash basin. Room for free standing storage. Access to eaves (unmeasured).

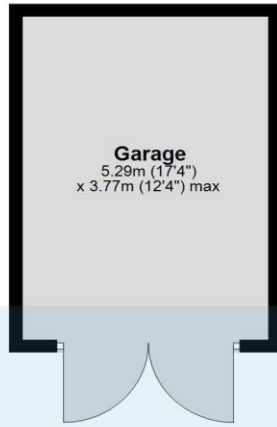
OUTSIDE To the front of the property is an area of off-road parking providing space for three vehicles. To the rear is a gravel driveway which we understand belongs to this property and gives access to the detached garage and provides additional off-street parking. A gate at the rear takes you through to a pretty hidden south facing courtyard garden with a very private raised area for outdoor dining. There is a useful, pretty wooden store with power and lighting that could also be used as a home office or studio.

AGENTS NOTE : As is common with properties of this age there are flying freeholds in place. In addition, please note that neighbouring properties have a right of way over the drive and across the rear of the property.



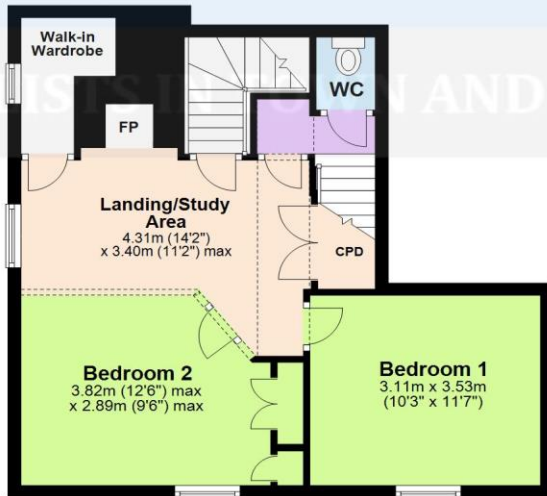
Outbuildings

Approx. 24.9 sq. metres (267.9 sq. feet)



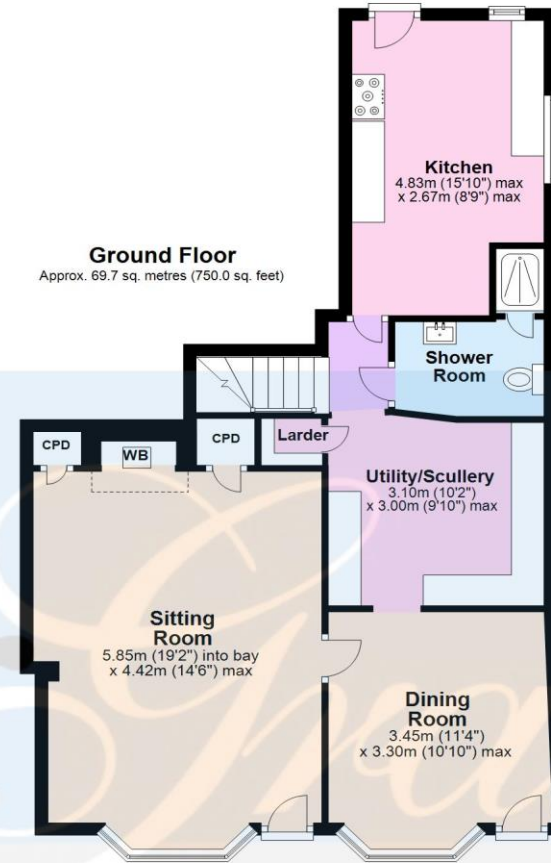
First Floor

Approx. 48.4 sq. metres (521.3 sq. feet)



Ground Floor

Approx. 69.7 sq. metres (750.0 sq. feet)



Second Floor

Approx. 33.3 sq. metres (358.1 sq. feet)



Total area: approx. 176.3 sq. metres (1897.2 sq. feet)

Plans are for layout purposes only and are not drawn to scale, with any doors, windows and other internal features merely intended as a guide.
Plan produced using PlanUp.

All measurements are approximate. These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of WarnerGray, their clients and any joint agents have any authority to make any representation of warranty whatsoever in relation to the property. Photographs are reproduced for general information only and do not imply that any item is included for sale with the property. WarnerGray advises purchasers to satisfy themselves by inspection of the property. It should not be assumed that the property has all the necessary planning, building regulations or other consents regarding alterations.



