



The Mews, 26a The Street,  
Appledore, Kent TN26 2BX

## The Mews, 26a The Street, Appledore, Kent TN26 2BX Offers in excess of £275,000

This delightful detached single storey 1 double bedroom cottage with courtyard garden, situated in the centre of the village of Appledore, offers much in the way of potential and could provide a wonderful first home, rural retreat or possible commercial opportunity as a holiday let or Air B & B.

This charming detached single storey property is very much a secret hideaway. Situated in a hidden position in the centre of the picturesque village of Appledore, just 6 miles from the historic Cinque Port towns of Tenterden and Rye, it is certainly bijoux, but perfectly formed, and has a lovely warm, inviting feel.

Having been rented out for some time, it now offers much in the way of potential and would suit a number of different purchasers from those living on their own who would like to be in the centre of a village where there is a thriving community and local facilities within walking distance, to those looking perhaps to get their first step on the property ladder.

In addition, the fact that it is situated in a highly desirable tourist area means that it could provide a wonderful rural retreat or holiday home for someone looking for a quieter life, or possible commercial opportunity as a holiday let or Air B & B, subject of course to any necessary permissions.

In addition, this property benefits from a good size south west facing courtyard garden and large outside store. Viewing is highly recommended to appreciate all that this unique property has to offer.

- Charming, unique one double bedroom single storey cottage
- Hidden away, private sought after central village location
- Pretty cottage-style south west facing courtyard garden
- Walking distance of local amenities including general store
- Would suit single occupant / first time buyer / second time buyer
- Investment potential as rental property / holiday let / AirBnB
- Cinque port towns of Tenterden and Rye six miles distant
- Military Canel, Romney Marshes and Coast all close by
- Appledore Station 1.5 miles disant / High speed from Ashford
- No onward chain

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**Warner Gray**



**The accommodation comprises the following with approximate dimensions :**

**SITTING ROOM** 12'1 x 9'10. The front door opens into this lovely cosy room which forms the centre of the cottage and is open plan to the kitchen. A window gives views over the pretty courtyard garden.

**KITCHEN** 10' x 5'7. The pretty country kitchen is open to the sitting area, making it a sociable place to cook. Shaker style green units, base and wall, with laminate worktops. Sink unit with drainer and mixer tap. Electric hob with extractor above and built-in oven under. Space and plumbing for washing machine. Space for free standing fridge/freezer. Worcester Boiler.

**BEDROOM** 12'2 x 9'0. This good size double bedroom has windows to two sides and a built-in wardrobe. NB: Small amount of restricted head height to this room. Loft access.

**SHOWER ROOM** Comprises: corner shower, pedestal wash basin and WC.

**OUTSIDE** The cottage is approached over a driveway which belongs to the neighbour and over which the occupants of this property have a right of pedestrian access over at all times. A gate takes you through to a hidden courtyard which gives access to the property.

The courtyard itself is a good size and is made up of different areas, designed to make the most of its south westerly aspect. A terrace area at the rear makes an ideal setting for al fresco dining. A large useful store is situated at the back of the property.

**SERVICES :** Mains: water, electricity, gas and drainage. EPC Rating: tba. Local Authority: Ashford Borough Council. Council Tax Band: Location FINDER what3words: importing.maple.yachting

**SITUATION:** "The Mews" is situated in a tucked away, very private position 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. 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.

For transport to London, Appledore station (1.5 miles) is on the line that connects to the mainline station at Ashford (approx. 10 miles), which offers regular high-speed services to London St Pancras.



## Floor Plan

Approx. 41.5 sq. metres (446.6 sq. feet)



Total area: approx. 41.5 sq. metres (446.6 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.



