



Eriskay, Woodland Road, Lyminge,  
Folkestone, CT18 8ET  
£550,000

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# Eriskay

Woodland Road, Lyminge, Folkestone

Deceptively spacious detached family style house with four bedrooms, two bath/shower rooms generous gardens in the popular village of Lyminge. No Chain.

## Situation

The property is located on the edge of the village whilst still being within easy access of all amenities. Lyminge is a bustling and popular village offering a wide range of amenities including Post Office/General Stores, Tea Rooms, Chinese Restaurant/Takeaway, Public House, two Doctors' Surgeries, Church, Pharmacy and excellent Primary School. There is also an active Community Hall, sports field and Library. Bus services run through the centre of the village, providing easy access to the south, to the Channel Tunnel town of Folkestone and to the north to the University and Cathedral City of Canterbury. These offer an excellent range of shopping, recreational and educational facilities, including top ranking Grammar and Private Secondary Schools, together with high speed main line train services to London with the travel time to St. Pancras having been reduced to some 60 minutes.

## The Property

A spacious detached family house, now in need of some modernisation offered with no chain.

The well-proportioned accommodation includes, on the ground floor, an enclosed entrance porch, wide hallway with a round porthole window, a super large double aspect sitting room extending the full width of the property with a centrally placed fireplace. Positioned to the rear is a well fitted kitchen opening to a dining room and a good size utility room. A door from the utility room opens to the integral garage, thus offering potential to convert the garage subject to obtaining any necessary permissions.

Upstairs the landing splits into two with one double aspect bedroom and shower room to one side, while on the other side are two further double bedrooms, a single bedroom or study and a bathroom.

This is an excellent opportunity to purchase a sizeable family home in this sought after village.

## Outside

The gardens to the rear are fully enclosed and laid mainly to neatly shaped lawn with established trees, shrubs, and hedging. A generous sun terrace is adjacent to the property offering an ideal space for outside dining.

The integral garage has power and light and a personal access door that leads into the rear utility room. At the front is a wide generous driveway with space for several vehicles.

The front garden is also a good size while being enclosed by established hedge borders along with neat lawn.

## Services

All mains services connected. Gas fired central heating.

## Local Authority

Folkestone & Hythe District Council, Council Offices, Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

## Tenure

Freehold

Current Council Tax Band: F

EPC Rating: C

## Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.

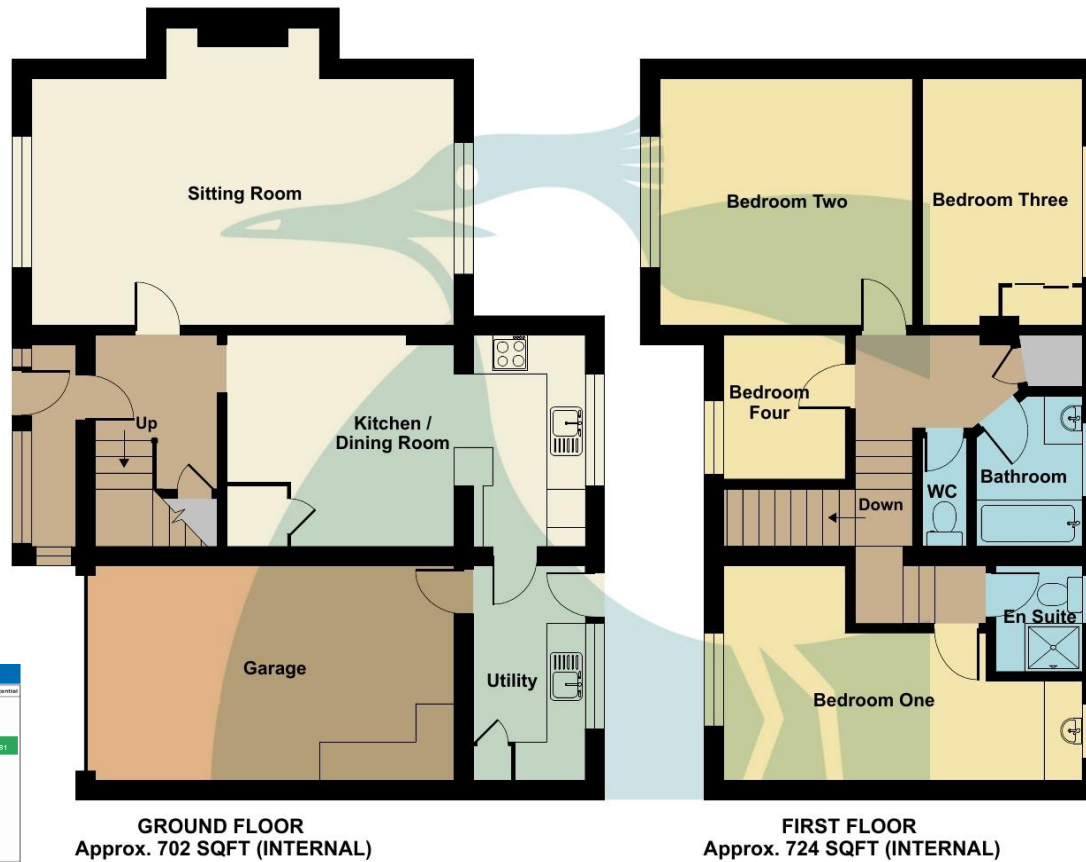




To view this property call Colebrook Sturrock on **01303 840422**



Total Approximate Area = 1634 sq ft / 151.8 sq m (includes garage)  
For identification only - Not to scale



Entrance Porch

Hallway

Sitting Room  
21' 11" x 15' 5" (6.68m x 4.70m)

Kitchen/Dining Room  
19' 0" x 10' 11" (5.79m x 3.32m)

Utility room  
11' 3" x 5' 10" (3.43m x 1.78m)

First Floor Landing

Bedroom 1  
18' 10" x 11' 2" (5.74m x 3.40m)

En-Suite Shower Room

Bedroom 2  
13' 2" x 12' 9" (4.01m x 3.88m)

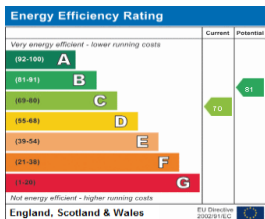
Bedroom 3  
12' 10" x 8' 4" (3.91m x 2.54m)

Bedroom 4  
7' 5" x 6' 4" (2.26m x 1.93m)

Bathroom

Cloakroom/WC

Garage  
18' 11" x 11' 2" (5.76m x 3.40m)



**GROUND FLOOR**  
Approx. 702 SQFT (INTERNAL)

**FIRST FLOOR**  
Approx. 724 SQFT (INTERNAL)

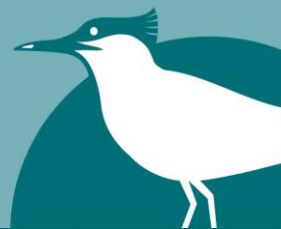


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlclicom 2023. Produced for Colebrook Sturrock 2014 Limited. REF: 887285

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.