



8 Blackfriars Street,
Canterbury, CT1 2AP
O.I.R.O. £725,000

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8 Blackfriars Street, Canterbury

A much improved and updated Grade II listed double fronted Georgian family house set on the banks of the meandering River Stour within a quiet pedestrianised street only a short distance from Canterbury West station and the wide and varied amenities the Canterbury city has to offer.

Situation

The property is situated in a highly desirable central location, just off the historic area known as "The King's Mile" with independent shops, boutiques, cafes and restaurants. It is within walking distance of the High Street and has an interesting mix of cultural, shopping and recreational facilities on the doorstep. Not only is Canterbury famous for its Cathedral and historic streets, it is also a UNESCO World Heritage Site. There is a wide selection of educational facilities including two Universities, college facilities and a large choice of independent, grammar and secondary schools. East and West mainline stations are within walking distance with the high-speed rail link to St Pancras. There is easy access of the A2/M2 with excellent road networks linking to both the capital and the many villages and coastal towns of Kent including the port of Dover and Folkestone Euro Tunnel terminal. The City is positioned in the heart of Kent with its glorious countryside, there is a wealth of rural pursuits, Areas of Outstanding Natural Beauty and the Heritage coastline all within easy access.

The Property

This delightful property has many original features and offers spacious, light and airy accommodation while enjoying lovely views across the picturesque River Stour. The entrance hall leads into an elegant drawing room with traditional style fitted cupboards plus a feature fireplace. A separate sitting room is found to the opposite side of the hall, also with a feature fireplace. Large ornate timber doors open to a dining room where a multi-fuel wood burning stove has been installed and French doors open to the gardens and views at the rear.

Upstairs the master bedroom has an ensuite bathroom while the further two double bedrooms have use of a newly installed modern shower room.

Outside

The walled rear garden is laid to lawn, fully enclosed, apart from a wrought iron gate that allows access to the river. An area of hard standing allows space and convenience for a shed or outside outbuilding, or simply a further space in which to enjoy alfresco dining.

Services

All mains services are understood to be connected.

Local Authority

Canterbury City Council, Council Offices, Military Road, Canterbury, Kent, CT1 1YW.

Tenure

Freehold

Current Council Tax Band: G

EPC Rating: N/A

Agents Note

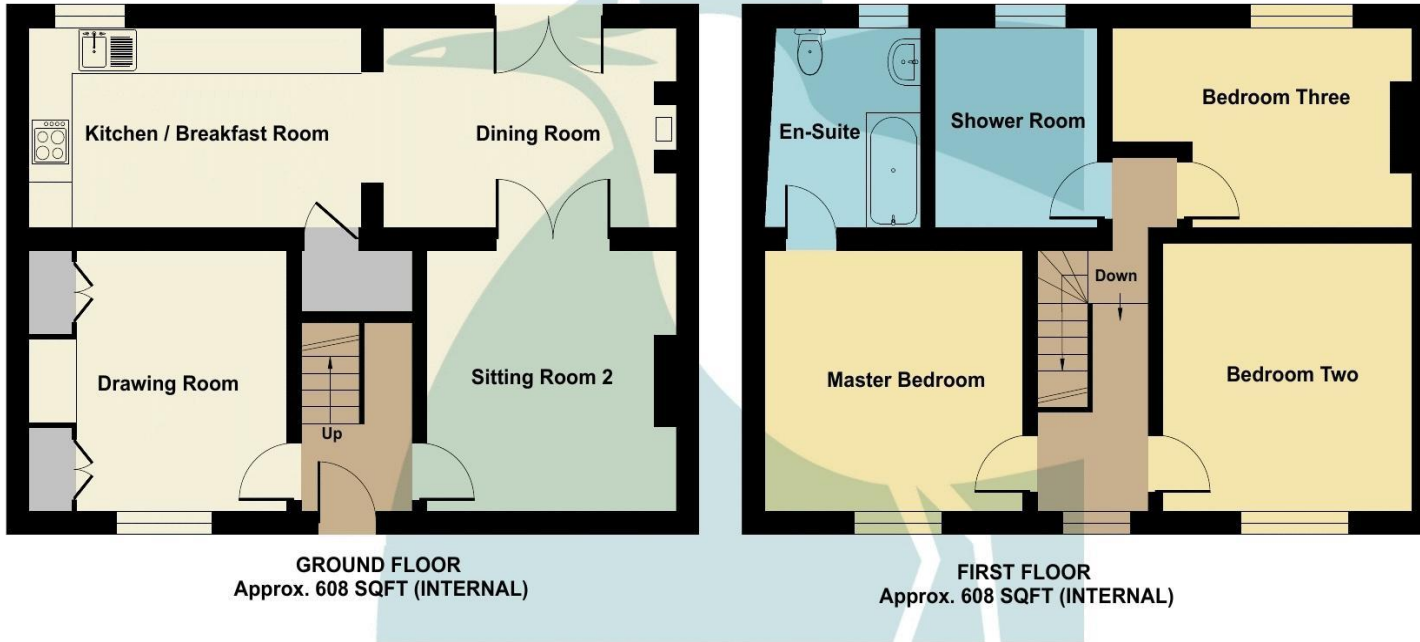
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



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

Total Approximate Area = 1216 sq ft / 112.9 sq m

For identification only - Not to scale



Entrance Hall

Drawing Room

11' 8" x 11' 3" (3.55m x 3.42m)

Sitting Room

11' 5" x 11' 1" (3.49m x 3.39m)

Kitchen / Breakfast Room

14' 0" x 8' 7" (4.27m x 2.62m)

Dining Room

13' 6" x 9' 0" (4.12m x 2.75m)

Master Bedroom

11' 11" x 11' 8" (3.63m x 3.55m)

Ensuite

8' 6" x 7' 5" (2.59m x 2.25m)

Shower Room

8' 6" x 6' 9" (2.60m x 2.07m)

Bedroom Two

12' 0" x 11' 5" (3.65m x 3.49m)

Bedroom Three

13' 6" x 9' 0" (4.12m x 2.74m)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Colebrook Sturrock 2014 Limited. REF: 1091100

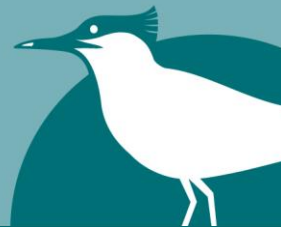
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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.

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