



Vicarage Lane

Tilmanstone, Deal, CT14 0JG

Guide Price £525,000

Freehold

Nestled in the charming rural village of Tilmanstone, Deal, this exceptional converted coach house seamlessly blends modern living with timeless period character.

The ground floor greets you with a spacious, well-appointed kitchen, featuring a dual-fuel range cooker and a central island breakfast bar. Beyond the kitchen, the light-filled living area is centered around a stunning fireplace with a working log-burner, creating a cozy and inviting atmosphere. French doors open to reveal a beautiful conservatory/garden room, offering panoramic views of the meticulously landscaped gardens.

Upstairs, a central landing leads to a stylishly fitted shower room and two generous double bedrooms, one of which includes built-in storage for added convenience.

Outside, the property boasts a private block-paved driveway with gated side access to the front, while the rear garden enjoys a sunny aspect, beautifully landscaped with raised decking, winding pathways, and multiple patio seating areas—perfect for entertaining friends and family in a tranquil setting.

Originally converted from a timber stable, the garden now hosts an impressive multi-use ancillary outbuilding. This versatile space includes a dry store, workshop, and a self-contained one-bedroom annex, offering potential as guest accommodation or a profitable holiday let.

With its unique blend of character, modern amenities, and expansive outdoor space, this remarkable property is a rare find and not to be missed.



The accommodation is as follows:
(NB: all measurements are an approximate guide only).

Ground Floor

Kitchen/ Breakfast Room	4.37 x 4.93m
Reception Room	3.99 x 5.69m
Conservatory	3.73 x 5.28m

First Floor

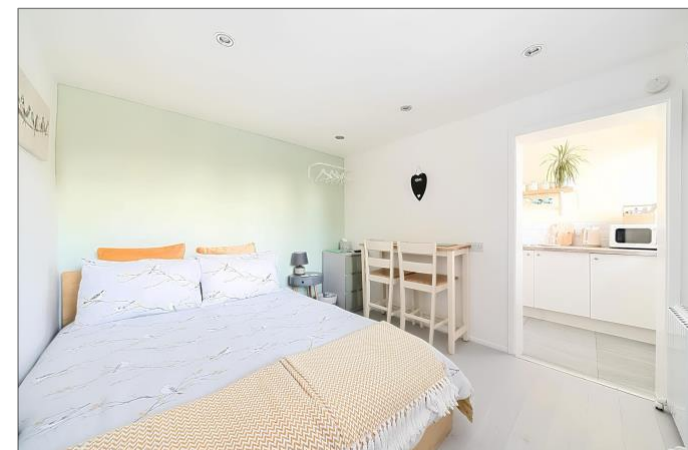
Shower Room	
Bedroom 1	3.63 x 4.09m
Bedroom 2	3.66 x 4.01m

External

Driveway	
Rear garden	
Shed	1.17 x 3.53m
Workshop	1.73 x 3.53m

Annex

Bedroom	2.69 x 3.15m
Kitchenet/ Utility	1.60 x 1.65m
Shower Room	



Services: (Mains) Water, Gas, Electricity. (Private) Drainage – Cesspit.

Council Tax: Band E (Dover District Council)

Energy Rating: Current 61 | D. Potential 86 | B.

Agents Notes:

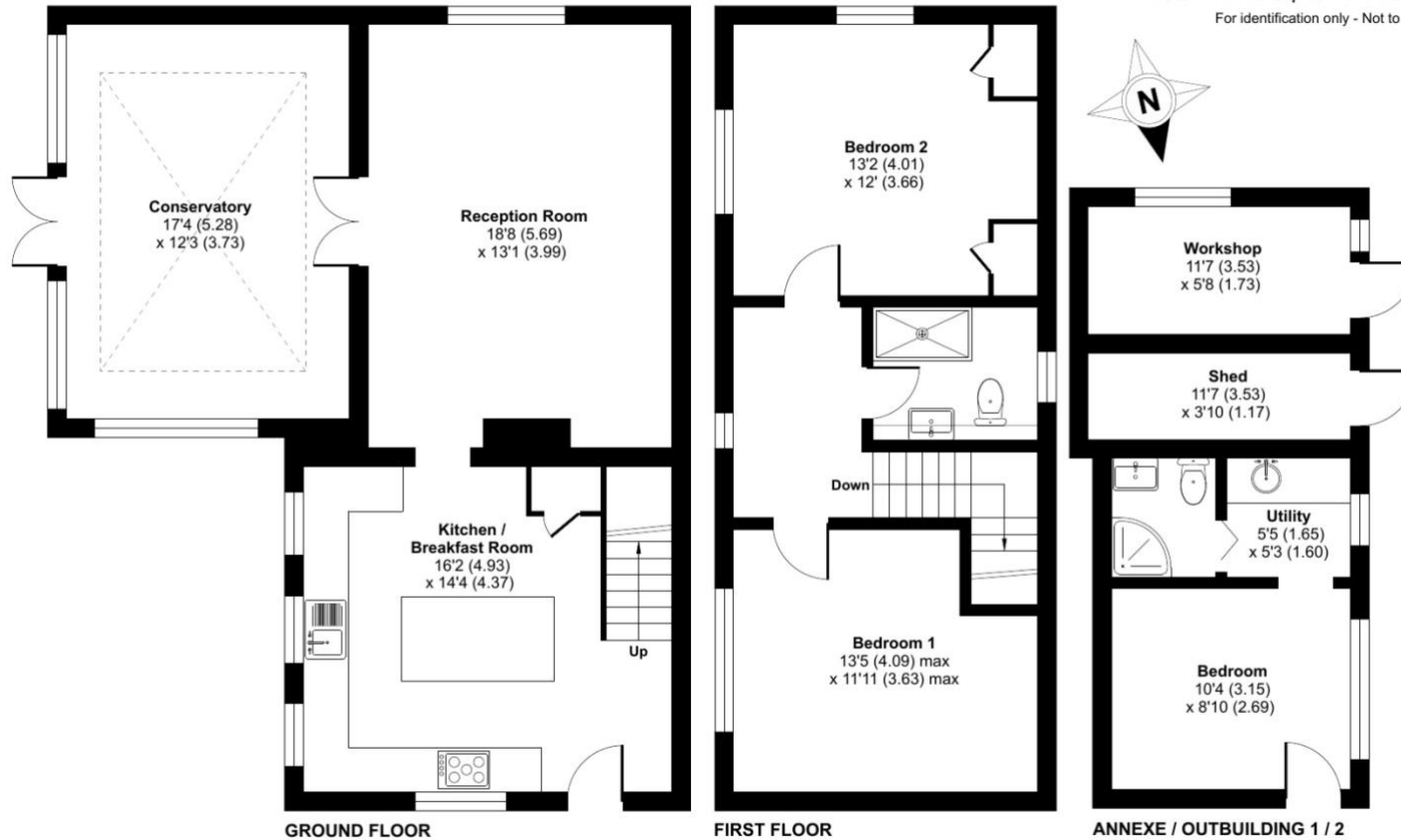
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Approximate Area = 1183 sq ft / 109.9 sq m
 Annexe = 153 sq ft / 14.2 sq m
 Outbuildings = 109 sq ft / 10.1 sq m
 Total = 1445 sq ft / 134.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Finns. REF: 1218044

Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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