



Myrtle Cottage
Rhodes Minnis | Canterbury | Kent | CT4 6XX





Step inside

Myrtle Cottage

The potential opportunities are boundless in this delightful detached country home that has its origins in the 18th century but has been renovated and extended over the years while still retaining some charming period features. It includes a detached office licensed for business use as well as a very large workshop and double garage that could both be converted into additional accommodation, subject to the appropriate planning permissions along with a useful stables outbuilding.

The cottage is surrounded by fields and is approached along a private road to gates that open into a spacious driveway flanked by a lawn and where you can park at least 10 cars. This leads to the double garage and past the workshop and stables to the rear of the property. As with so many country properties the usual entrance is through the back door but there is a pedestrian gate from the road that opens into the front garden with a pathway to the front door. The delightful dual aspect sitting room has a beamed ceiling, a brick fireplace and log burner as well as hard wearing wood effect flooring that flows through double pine doors that open into the attractive beamed dining room that makes a great place to entertain friends and family. It has built in bookshelves, access to the inner hall and French doors to a decked terrace that has footings for a potential garden room for which there is existing planning permission. The country kitchen/breakfast room includes a range cooker, charming solid wood units housing an integrated dishwasher and stand alone appliances as well as a breakfast bar and an adjacent utility room and cloakroom.

The inner hallway has stairs to the first floor galleried landing with an understairs cupboard. It leads to the family bathroom and three double bedrooms including the dual aspect main bedroom and another currently laid out as an office. While on the top floor there is a dressing area/study and a wonderful vaulted ceiling double bedroom/playroom. This whole area makes a great 'hideaway' for kids where they can have fun and entertain their friends or could be a separate office area for anyone working from home who doesn't want to be disturbed by other activities in the home.

The easy-to-manage rear garden surrounds much of the cottage and is bordered by high trees providing seclusion, privacy and security. In addition to the decked terrace there is a small separate garden area adjacent to the double garage, a summerhouse and access to the detached office. This can be used for a variety of purposes whether as a therapy centre, studio, guest accommodation or as a country holiday let. It is currently configured as a sitting room that could always become a bed/sitting room with French doors to the garden and a kitchenette/diner that also has French door access and an adjacent toilet. The stable block consists of two large and one small stable/store room as well as a tack room with a small concrete yard area in between. There is also additional land available, upon separate negotiation.





Seller Insight

“ This cottage is on a 2000 year lease and still has over 1810 years to run so although it is technically a leasehold property, according to a solicitor and surveyor it realistically comes under the category of a 'Virtual Freehold' and should be considered as such. The cottage has been in the family for a very long time, and we moved here some 25 years ago. When we came here it needed updating and refurbishing and over the years we have created the accommodation on the second floor, built the office and other outbuildings, underpinned the property, renewed the plumbing and electrics as well as updating the kitchen and bathrooms. We also have the planning permissions arranged for a garden room as well as for porches on the front and back doors. Sadly a change in circumstances mean we must move but hope to stay in the area as it is such a pleasant place to live. During our time here we have also rented some of the fields immediately adjacent to the property so there is always the possibility that, if new owners wanted additional fields, it could be arranged. While creating more accommodation in the out buildings could provide an additional income as holiday lets.

Although we are in the country we do not feel isolated as there is a bus stop nearby and we are only a couple of minutes from Lyminge village with its convenience store, post office and newsagent, library, pharmacy, Chinese restaurant, pub, hairdresser, doctor's surgery and a vet. There is also a primary school and pre school facility. If you enjoy a good walk with the dog or want to go for a cycle ride there is an extensive network of footpaths around the village including the recreation ground opposite or you can roam through the 440 acres of Lyminge Forest to experience a rich diversity of wildlife either on foot or on horseback. If you enjoy the sound of leather on willow the nearby Sibton Park cricket club might beckon while for golfing enthusiasts there is the Etchinghill Golf Club on the outskirts of Lyminge and the Roundwood Hall Golf Club along Stone Street. The beautiful village of Elham is only about five minutes away with its range of very good pubs, coffee shop, sports centre and restaurants and it is less than 8 miles to Folkestone for the Continent and 12 miles to Canterbury with its historic buildings, high street stores, individual shops and excellent eateries. Sandling station is not far away with fast trains to St Pancras taking just over an hour.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Travel Information

By Road:	
Sandling Station	4.6 miles
Canterbury Station	11.9 miles
Ashford International	17.0 miles
Dover Docks	16.2 miles
Gatwick Airport	73.7 miles
Folkestone	8.4 miles
Charing Cross	69.5 miles

By Train from Sandling	
High-Speed St. Pancras	1hr 05mins
Charing Cross	1hr 38mins
Victoria	1hr 31mins
Ashford International	12 mins
High-Speed Canterbury West to St. Pancras	54 mins

Healthcare

Hawkinge and Elham Surgery	01303 232300
New Lyminge Surgery	01303 863160
William Harvey Hospital	01233 633331
Kent and Canterbury Hospital	01227 766877

Leisure Clubs & Facilities

Sibton Park Cricket Club
 Etchinghill Golf Club
 Roundwood Golf Club
 Elham Sports Centre

Education

Primary Schools:

Lyminge Primary
 Elham Primary
 Ashford School (Prep)

Secondary Schools:

Harvey Grammar for Boys
 Folkestone School for Girls
 Simon Langton Girls Grammar
 Simon Langton Boys Grammar
 King's School, Canterbury
 St Edmunds
 Kent College
 Ashford School

01303 863251
 01303 862929
 01303 862260
 01303 840485

01303 862367
 01303 840325
 01233 625171

01303 252131
 01303 251125
 01227 463711
 01227 463567
 01227 595501
 01227 475000
 01227 763231
 01233 625171

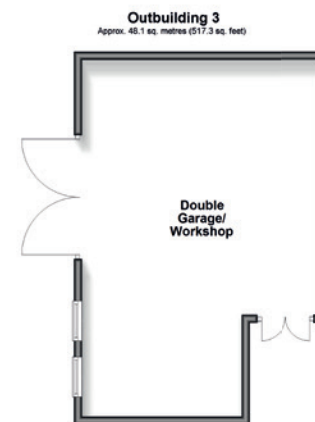
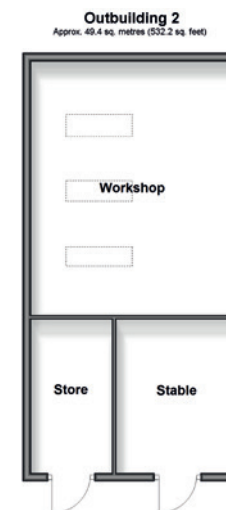
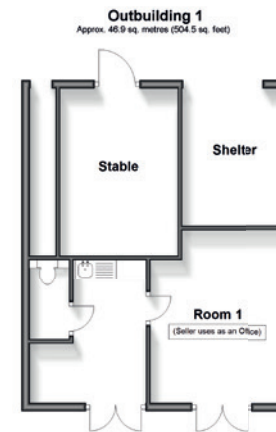
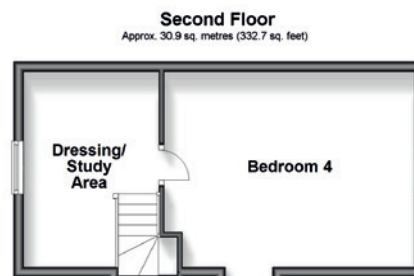
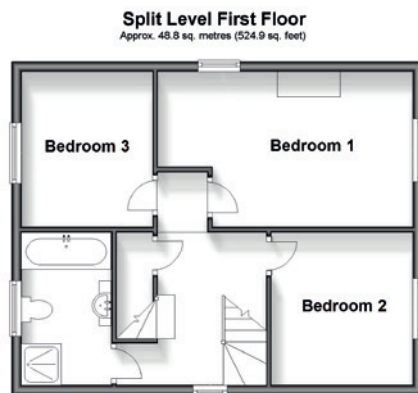
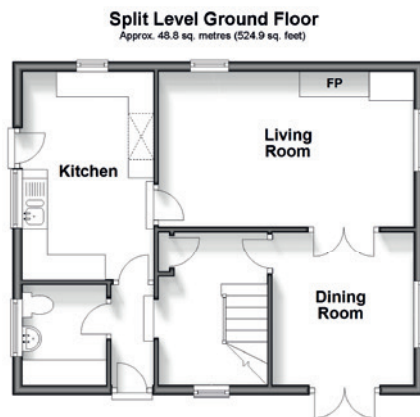
Entertainment

Marlowe Theatre, Canterbury
 Leas Cliff Hall
 Kings Arms
 Abbots Fireside
 Abode Hotel
 The Pig at Bridge Place
 Kings Arms Elham

01227 787787
 01303 228600
 01303 840242
 01303 840566
 01227 766266
 0345 2259494
 01303 840242

Local Attractions/Landmarks

Lyminge Forest
 Romney Hythe and Dymchurch miniature railway
 Lympne Castle and Saltwood Castle
 Port Lympne Animal Park
 Dover and Deal castles
 Secret War Tunnels
 Canterbury Cathedral



SPLIT LEVEL GROUND FLOOR

Hall	
Kitchen	13'6 x 8'6 (4.12m x 2.59m)
Living Room	16'7 x 10'1 (5.06m x 3.08m)
Dining Room	10'2 x 9'3 (3.10m x 2.82m)
Utility/WC	

SPLIT LEVEL FIRST FLOOR

Landing	
Bedroom 1	16'9 (5.11m) narrowing to 12'2 (3.71m) x 10'6 (3.20m)
Bedroom 2	10'1 x 9'1 (3.08m x 2.77m)
Bedroom 3	10'0 x 8'8 (3.05m x 2.64m)
Bathroom	10'11 x 5'11 (3.33m x 1.80m)

SECOND FLOOR

Dressing/Study Area	12'9 x 9'2 (3.89m x 2.80m)
Bedroom 4	16'4 x 12'5 (4.98m x 3.79m)

OUTSIDE

Front Garden
Driveway
Rear Yard

OUTBUILDING 1

Room 1 (office)	13'7 x 10'7 (4.14m x 3.23m)
Room 2	11'2 x 9'4 (3.41m x 2.85m)
Toilet	
Stable	13'6 x 9'5 (4.12m x 2.87m)
Shelter	10'10 x 8'6 (3.30m x 2.59m)

OUTBUILDING 2

Workshop	20'6 x 16'1 (6.25m x 4.91m)
Store	11'11 x 6'4 (3.63m x 1.93m)
Stable	12'4 x 9'8 (3.76m x 2.95m)

OUTBUILDING 3

Double Garage/Workshop

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

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Council Tax Band: E
Tenure: Leasehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2025 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed 13.06.2024



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