



Price

£1,000,000
Freehold

Woodland Road, Lyminge, Folkestone, Kent,
CT18

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Kent, CT18

Sandling Station	4.6 miles
Canterbury Station	12.5 miles
Ashford International	14.6 miles



This charming property offering flexible accommodation nestles in a 5.42 acre plot in the Elham Valley. Ideal for equestrian or other uses, it currently incorporates paddocks, a manege, two field shelters and two stable blocks.



Extended house with flexible accommodation
5.42 acre plot including paddocks and outbuildings
Countryside views over the Elham valley
Kitchen/breakfast room opens to decked terrace
Ground floor bedroom and shower room
Easy access to local village shops, pub and school





The aptly named Valley Farm is located on the outskirts of Lyminge, nestling in the midst of the Elham Valley in an AONB. The charming 5.42 acre plot currently incorporates paddocks, a manege, two field shelters and multiple outbuildings including two stable blocks so is ideal for many uses or equestrian enthusiasts.

There is a parking area with wrought iron fencing and gates providing access to the grounds. The front door opens into a lobby and a large dual aspect lounge/diner with a coved ceiling, LVT flooring, a log burner at one end and an electric fire at the other. An L-shaped corridor leads to the staircase, an understairs cupboard and French doors to a side patio as well as to the rest of the ground floor accommodation.

This includes a contemporary shower room, a double bedroom and the spacious dual aspect kitchen/breakfast room with stunning views. This features a brick surround fireplace with a log burner, access to the utility room and French doors to a balustraded decked terrace. The kitchen area has a range cooker and shaker style units with quartz worktops housing various

appliances as well as a back door to a boot room that leads to the rear garden.

Upstairs there is a modern family bathroom and four partially vaulted ceiling double bedrooms including the principal bedroom with fitted cupboards and an en suite shower room, another has a seating area and a third is used as an office. Outside there is a paved terrace area adjacent to the first stable block that includes two stables, a feed store, and a haybarn. While the other stable block has four stables and a tack room. There is also a large mobile home, an aviary and a greenhouse as well as the paddocks and manege.

What the owner says...

"We have thoroughly enjoyed the house and the grounds as well as the wonderful surroundings, but we feel the time to downsize. We have lived here for the past 18 years and have redesigned and refurbished the property to become the delightful home you see today.

We can walk into the friendly village of Lyminge with its activities in the village hall and the pub. There is also a good primary school, convenience stores, post office and newsagent, library, pharmacy, Chinese restaurant, hairdresser and two doctors surgeries.

It is not far to Folkestone for the Continent or Canterbury with its UNESCO site historic buildings, high street stores, individual shops, theatres, excellent eateries, excellent grammar and private schools and three universities. There is good road and rail access with the M20 for the Channel Tunnel and London not far away. Commuters can be whisked to London from Ashford station on the high speed rail in 36 minutes while Sandling station can take you to other London stations."



For directions to this property please contact us.

Viewing: Strictly by appointment with Fine & Country's offices in:

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