



The Old Bakehouse, Lower Street
Tilmanstone, Deal, CT14 0JA
Guide Price £750,000

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The Old Bakehouse

Lower Street, Tilmanstone, Deal

A wonderful detached period home located in a sought after village and set within 0.42 acres of mature gardens, ample off-road parking and outbuildings.

Situation

The sought after and attractive village of Tilmanstone is conveniently placed midway between Sandwich and Dover, and is bypassed by the A256. Local amenities include a village hall, church, and The Plough & Harrow public house. The neighbouring villages of Eythorne and Eastry both provide local shopping facilities together with primary schools and other amenities. The historic town and Cinque Port of Sandwich lies just to the north and offers a wider range of shopping facilities together with very good secondary schooling and a mainline railway station with regular high speed services to London. For major amenities and shopping, Canterbury, Dover, Deal and Westwood Cross (Thanet) are a short drive away. The attractive partially wooded countryside surrounding Tilmanstone offers pleasant walks, riding and cycling. Bathing, fishing and boating can be enjoyed around the coastline and Sandwich Bay with its miles of beaches, nature reserves and choice of championship golf links - including Royal St George's.

The Property

A charming, detached, characterful cottage with an abundance of period features that seamlessly blends history with modern design with a sympathetic, contemporary extension offering a stunning open-plan kitchen/living space with high vaulted ceilings and large windows, providing ample natural light. The accommodation is well configured and arranged over three floors and comprises; sitting room with open fire, dining room with Inglenook fireplace and functional wood-burning stove, study/optional sixth bedroom, second study, utility room and bathroom. The impressive kitchen/breakfast room is well-equipped with an excellent range of fitted units and integrated

appliances. There are triple bi-fold doors opening into the garden and a paved seating area. On the first floor there are three bedrooms and a shower room with a further staircase leading to two cosy attic bedrooms.

Outside

The overall plot size extends to approximately 0.42 acres and is mainly laid to lawn with an established selection of tree, shrub and flower borders. The outbuildings include a spacious garage, barn, and gymnasium. A five bar gate accesses a large gravelled driveway providing off road parking for numerous vehicles.

Services

Mains electric, water and gas are connected. Cesspool drainage.

Local Authority

Dover District Council, White Cliffs Business Park, Whitfield, Dover, Kent, CT16 3PJ.

Tenure

Freehold

Current Council Tax Band: F

EPC Rating: D

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 **01304 612197**

Total Approximate Area = 3280 sq ft / 304.6 sq m (includes garage)

Limited Use Area(s) = 182 sq ft / 16.9 sq m

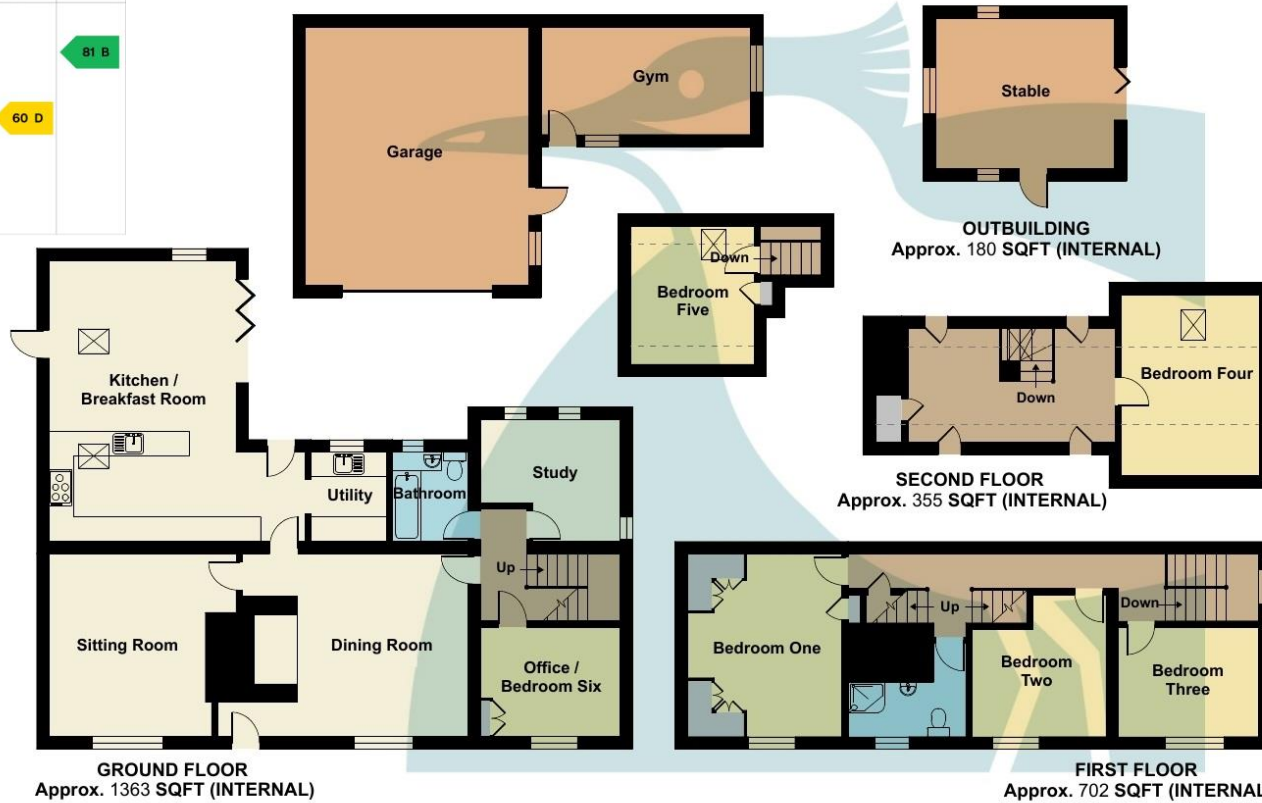
Outbuilding = 331 sq ft / 30.7 sq m

For identification only - Not to scale



Denotes restricted head height

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | | |
| 55-68 | D | 60 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Kitchen/Breakfast Room

22' 1" x 15' 4" (6.73m x 4.67m)

Utility Room

7' 3" x 6' 1" (2.21m x 1.85m)

Office/Bedroom Six

11' 5" x 9' 1" (3.48m x 2.77m)

Study

11' 3" x 10' 0" (3.43m x 3.05m)

Bathroom

7' 3" x 6' 10" (2.21m x 2.08m)

First Floor

Bedroom One

14' 11" x 12' 7" (4.54m x 3.83m)

Bedroom Two

11' 7" x 10' 11" (3.53m x 3.32m)

Bedroom Three

11' 6" x 9' 2" (3.50m x 2.79m)

Shower Room

9' 7" x 4' 6" (2.92m x 1.37m)

Second Floor

Bedroom Four

14' 9" x 11' 4" (4.49m x 3.45m)

Bedroom Five

11' 3" x 10' 1" (3.43m x 3.07m)

Garage

21' 2" x 9' 5" (6.45m x 2.87m)

Gym

17' 1" x 8' 10" (5.20m x 2.69m)

Stable

14' 7" x 12' 3" (4.44m x 3.73m)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Colebrook Sturrock 2014 Limited. REF: 1052606

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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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