



4 Eythorne Court Barn, Shepherdsweil Road
Eythorne, Dover, CT15 4AD
£435,000

colebrooksturrock.com





4 Eythorne Court Barn

Shepherdswell Road, Eythorne, Dover

Grade II listed barn conversion with three double bedrooms and two bathrooms upstairs and large living space at the rear. Large garage and store room.

Situation

This cluster of six beautiful "barn conversion" houses is well established in a quiet setting on the southern edge of the village down a private driveway just off the country lane that leads through to Shepherdswell. Both Eythorne and Shepherdswell have a village shop/convenience store with Eythorne's shop also providing a post office service and with a range of "take-aways", a village primary school, a pub/restaurant and church elsewhere in the village. In neighbouring Shepherdswell (1.5 miles) there is a railway station providing regular trains between Dover and Canterbury with services to London.

driveway along the front of the gardens provides some off-road parking for all of the properties and this driveway continues along to a block of three GARAGES, and the middle garage belongs to this property. The extra wide garage has a lockable storage room at the end and an electric point and light. The rear garden measures approx 70ft long x approx 28ft wide with attractive brick paved patio area immediately behind the house which gives way to a large lawn garden beyond with planted borders either side. A gate at the end of the garden gives access into a shared space with grassy area and a large pond.

The Property

A Grade II listed barn conversion on the edge of the village, full of charming exposed beamwork and brickwork, thought to be ready for a little refurbishment work to the décor, flooring, kitchen and bathroom areas. There is spacious and well considered three bedroom accommodation on two stories including two good sized bathrooms, downstairs cloakroom/WC and study/store room in addition to a spacious open plan rear facing reception room combining living and dining space and overlooking the pretty rear garden with inglenook style fireplace and fitted wood-burning stove. Kitchen/breakfast room with separate utility off. There is a beautiful large rear garden overlooked by the living accommodation and two of the bedrooms. The property also benefits from a wider than average open-fronted garage, parking area, gas central heating and double glazing. There is a loft space above providing additional storage if needed.

Services

All mains services are understood to be connected to this property. N.B. There is a service charge of £25 per month payable to the Residents' Association for the maintenance of the driveway and the communal gardens.

Local Authority

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

Tenure

Freehold

Current Council Tax Band: E

EPC Rating: C

Outside

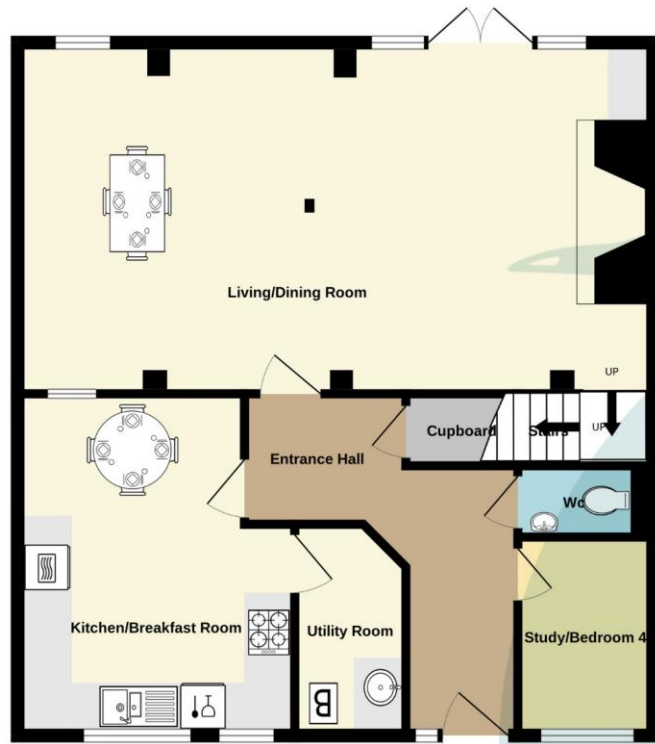
To the front there is an open plan lawn garden either side of the brick paved pathway with steps which lead down to the front door and brick paved patio area which runs along the front of the barn. The

Agents Note

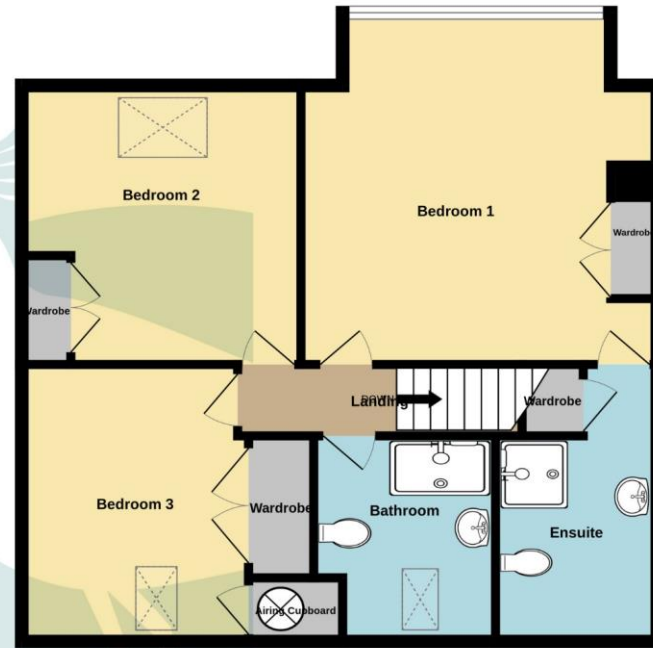
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



To view this property call Colebrook Sturrock on **01304 612197**



Ground floor
783 sq.ft. (72.7 sq.m.) approx.



1st floor
687 sq.ft. (63.8 sq.m.) approx.

TOTAL FLOOR AREA : 1470 sq.ft. (136 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Entrance Hallway
11' 5" x 4' 3" (3.48m x 1.29m)

Living/Dining Room
27' 6" x 15' 1" (8.38m x 4.59m)

Kitchen/Breakfast Room
14' 8" x 11' 0" (4.47m x 3.35m)

Utility Room
9' 1" x 4' 6" (2.77m x 1.37m)

Downstairs Cloakroom/WC
4' 11" x 2' 10" (1.50m x 0.86m)

Study/Bedroom 4
8' 2" x 5' 9" (2.49m x 1.75m)

First Floor Landing

Bedroom 1
15' 3" x 15' 1" (4.64m x 4.59m)

Ensuite
8' 0" x 6' 10" (2.44m x 2.08m)

Bedroom 2
12' 4" x 11' 10" (3.76m x 3.60m)

Bedroom 3
11' 6" x 9' 8" (3.50m x 2.94m)

Main Shower Room
8' 0" x 8' 0" (2.44m x 2.44m)

Open Fronted Garage
22' 0" x 12' 8" (6.70m x 3.86m)

19 Market Street, Sandwich, Kent CT13 9DA
t: 01304 612197
sandwich@colebrooksturrock.com



colebrooksturrock.com



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.

C1180 Printed by Ravensworth 01670 713330

Also in: Elham • Hawkinge • Saltwood • Walmer