



The Cross Farmhouse, The Cross
Eastry, CT13 0HG
£417,500

colebrooksturrock.com





The Cross Farmhouse

The Cross, Eastry

An appealing Grade II listed farmhouse with many period features located in the centre of the village.

Situation

Located right in the centre of Eastry Village next to the (part time) Fire Station and close to the generous selection of local shops. The village primary school and other amenities are all centrally located also and include a village hall with many clubs/societies, and a recreation park. The shops include post office/newsagent, grocers, butcher and baker, numerous hairdressers, veterinary surgery and dispensing pharmacy, Chinese takeaway, fish and chip shop, C of E church, coffee shops and a village pub. Bus routes run to Sandwich where the two excellent secondary schools are located. Eastry is a charming village with a good community spirit.

The Property

A very appealing Grade II listed farmhouse in the centre of the village benefitting from a wide array of period features throughout including exposed beams and lovely fireplaces and with more modern extensions to the side and rear. There is a very spacious attached garage/workshop to one side and three off road parking spaces to the opposite side. The accommodation layout is flexible with two bedrooms and a shower room downstairs and two more bedrooms and a second bathroom on the first floor. An additional external staircase runs from one of the bedrooms into the rear garden. A lawned garden lies on the sunny side of the house with patio area. Gas central heating throughout.

Outside

The garden area wraps around the rear of the property and includes an area of lawn on the west elevation with paved patio area beside this which is approachable from the french windows to the sitting room and back door to the kitchen. There is a

further paved patio area with timber garden shed. Approached by vehicle or foot from the neighbouring fire station driveway are one "double-length" and one single off road parking space divided from the rear garden by fencing. Access into these is straight forward and easy to manage - off Mill Lane. Behind the kitchen window is a narrow strip of land with concrete path which leads into a neat area of garden concealed beside the garage, behind fencing but attracting good sunshine - ideal for a vegetable plot etc. The black doors into the garage are opposite The Five Bells public house around the corner on Lower Street.

Services

All main services are understood to be connected to the property.

Local Authority

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

Tenure

Freehold

Current Council Tax Band: B

EPC Rating: D

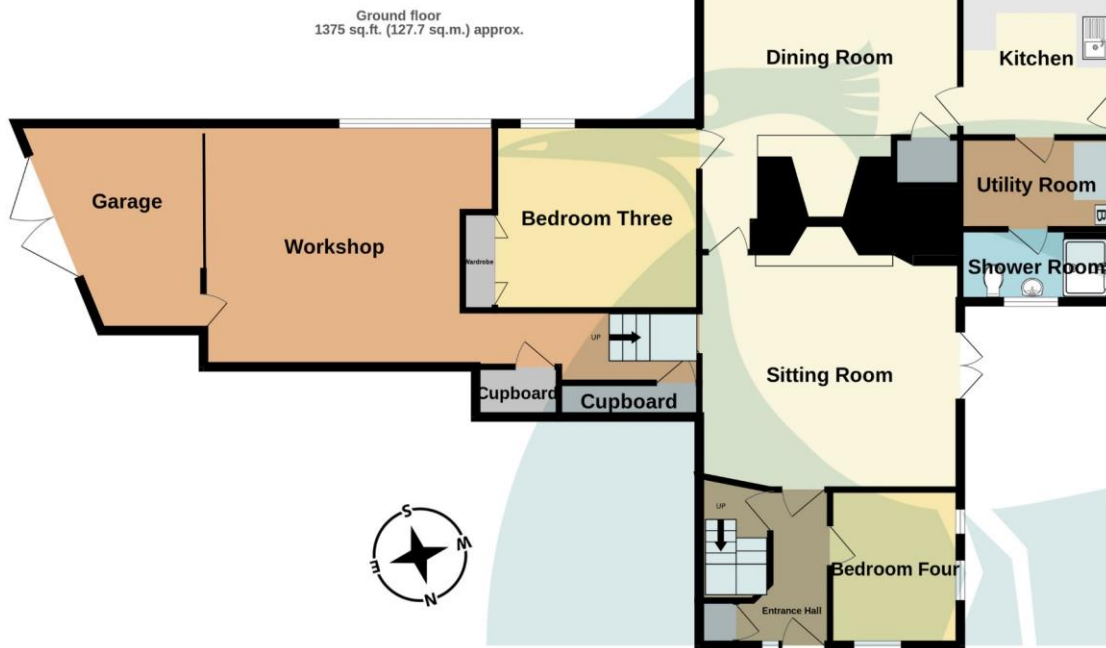
Agents Note

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.

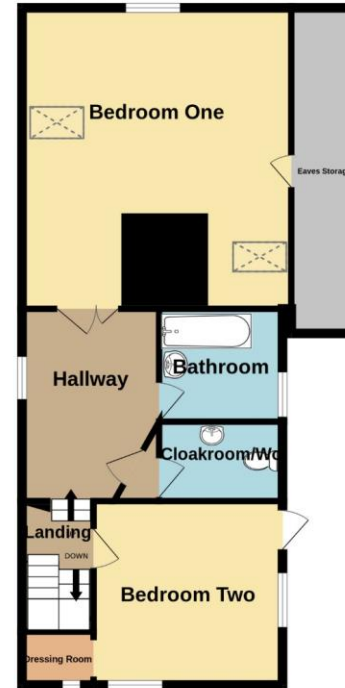




To view this property call Colebrook Sturrock on **01304 612197**



First floor
727 sq.ft. (67.5 sq.m.) approx.



Entrance Hallway

Sitting Room

15' 4" x 14' 7" (4.67m x 4.44m)

Dining Room

17' 0" max narrowing to 10' 6" min x 16' 1" (5.18m x 4.90m)

Kitchen

10' 0" x 9' 5" (3.05m x 2.87m)

Utility Room

9' 1" x 5' 8" (2.77m x 1.73m)

Shower Room

9' 2" x 4' 6" (2.79m x 1.37m)

Bedroom Three

12' 7" x 11' 6" (3.83m x 3.50m)

Bedroom Four

9' 7" x 8' 0" (2.92m x 2.44m)

First Floor Landing

Upstairs Hallway

11' 10" x 8' 4" (3.60m x 2.54m)

Bedroom One

18' 6" x 16' 7" (5.63m x 5.05m)

Bedroom Two

12' 0" x 11' 2" (3.65m x 3.40m)

Cloakroom/WC

7' 7" x 4' 11" (2.31m x 1.50m)

Bathroom

7' 7" x 6' 11" (2.31m x 2.11m)

Garage/Workshop

30' 0" x 15' 11" (9.14m x 4.85m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 2101 sq.ft. (195.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

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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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