



Ship House, 59 The Street
Ash, Canterbury, CT3 2EN
Offers in Excess of £280,000

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Ship House

59 The Street, Ash, Canterbury

A semi-detached Grade II listed house in need of complete renovation positioned in the heart of Ash village.

Situation

The semi-rural and sought-after village of Ash, is surrounded by beautiful countryside with the village itself offering a very good selection of amenities which include pubs, primary schools, doctors surgery, physiotherapy clinic, general stores, farm shop and restaurant, chemist, library, tennis courts, rugby club, bowling club and village hall offering a busy program of events and clubs. A wider range of facilities can be found in the nearby historic Cinque Port town of Sandwich, approximately three miles distant, and the Cathedral city of Canterbury, approximately eleven miles away. Both Sandwich and Canterbury offer high speed train services to London St Pancras, There are ferry crossings to the continent from the port of Dover and the Channel Tunnel services at Folkestone. For all golf enthusiasts, the Princes Golf Club and Royal St Georges Golf Club are close by at Sandwich Bay.

The Property

This semi-detached Grade II listed house is an impressive period property, offering accommodation arranged over four floors. The home exudes character and charm, featuring architectural details typical of its historic status. With two reception rooms, it provides ample space for entertaining or family living, while the four bedrooms offer plenty of sleeping quarters for a growing family or guests.

The property is in need of complete restoration, providing a rare opportunity to transform the building and bring it back to its former glory. Period features, such as original fireplaces, sash windows, and high ceilings, present great potential for preservation and enhancement.

The property's multiple levels create a flexible layout, offering scope for reconfiguration and modernisation, while respecting the character and heritage that make it a Grade II listed building.

Outside

There is a small strip of garden at the front of the property flanking the steps leading up to the front door. Vehicular access via Shipyard leads to a parking space and an area of garden separate from the property.

Services

All mains 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: C

EPC Rating: E

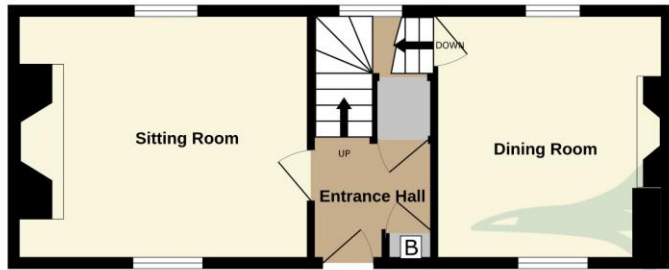
Agents Note

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.

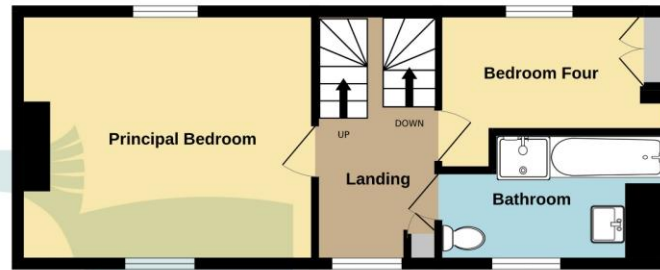


To view this property call Colebrook Sturrock on **01304 612197**

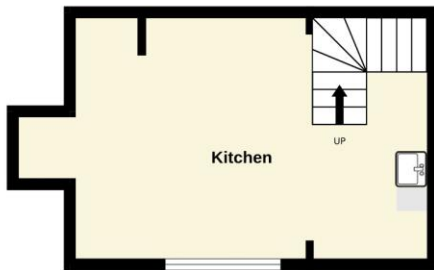
Ground floor
374 sq.ft. (34.7 sq.m.) approx.



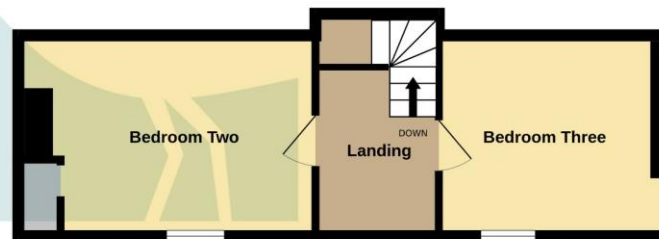
First floor
388 sq.ft. (36.0 sq.m.) approx.



Lower ground floor
233 sq.ft. (21.6 sq.m.) approx.



Second floor
315 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA : 1310 sq.ft. (121.7 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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Sitting Room

14' 8" inc inglenook x 12' 5" (4.47m x 3.78m)

Dining Room

12' 6" x approx 11' 6" (3.81m x 3.50m)

Lower Ground Floor

Kitchen

17' 11" x 12' 6" (5.46m x 3.81m)

First Floor

Principal Bedroom

14' 8" x 12' 6" (4.47m x 3.81m)

Bedroom Four

10' 1" x 5' 11" (3.07m x 1.80m)

Bathroom

9' 9" x 6' 6" (2.97m x 1.98m)

Second Floor

Bedroom Two

14' 10" into recess x 9' 11" (4.52m x 3.02m)

Bedroom Three

11' 0" x 9' 10" (3.35m x 2.99m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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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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