



The Old Malthouse, Easole Street
Nonington, Dover, CT15 4HF
£725,000

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The Old Malthouse

Easole Street, Nonington, Dover

A magnificent Grade II listed barn conversion offering spacious and characterful open plan living space, set in the charming village of Nonington.

Situation

Nonington is a charming village with a wonderful community and benefits from a local garage, primary school, and the 900 year old Parish Church of St. Mary the Virgin. The village hall plays host to a wide range of regular events and the village is central to some excellent walks and heritage trails. There are regular trains from Snowdown and Adisham stations that link up with the mainline high speed rail stations at Dover, Sandwich, Canterbury and London. The neighbouring village of Chillenden has the reputable Griffins Head pub and restaurant with its regular classic car shows and barbecues. Nonington is not far from other attractive rural communities such as Goodnestone Park, Easry and Shepherdswell which offer a range of shops and schools. Also within easy reach is Wingham and the medieval town of Sandwich which offers an excellent range of amenities including supermarket, shops, bank, post office, chemist, doctor and dentist surgeries, restaurants, public houses, choice of well-regarded schools and leisure facilities. A railway station at nearby Snowdown is a 1.3 mile walk through the village and offers direct trains to Canterbury and Dover Stations with connections onwards from these.

has moved, the land has been cleared and a splendid residential development is currently in construction there with some lovely new houses hidden from the barn behind a new high brick garden wall (this wall is also in construction now).

Outside

An open lawned garden sits in front of the property. To the left side of the barn is the driveway with double gates leading to some off-road parking spaces. A further set of motorised gates are around to the side corner of the plot (also in construction) leading in from the new roadway there to the garden area behind the barn. Here there is more off-road parking and turning space and access to the new single brick-built garage. Closer to the barn itself are several linked areas of planting, patios and decking, some at raised levels and with doors into the rear facing master bedroom and a balcony with doors into the living space. To the rear right corner a large enclosed and private patio is perfect for al-fresco dining and BBQs with two separate doors leading back inside the property. We will provide more photos of the rear garden once the new rear brick boundary wall and garage are completed.

The Property

Magnificent ancient Grade II Listed timber framed barn conversion with spacious open plan living space full of character and beams and presently laid out with four bedrooms but with space available for more if required. Many of the rooms have hugely interesting features including the brick lined well in the floor of the utility area with winding gear over it and the cupola in the roof over a bedroom dressing area. The present owners have invested in a beautiful kitchen in the open plan living space and a stylish modern bathroom suite to provide all the necessary and expected comforts in this fabulous home. The lower ground floor level is partly used for additional bedroom space but there is also a huge amount of storage space down there if required. The land behind the barn's rear garden and parking area was formerly occupied by Prima Systems who manufacture windows but Prima

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: 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.

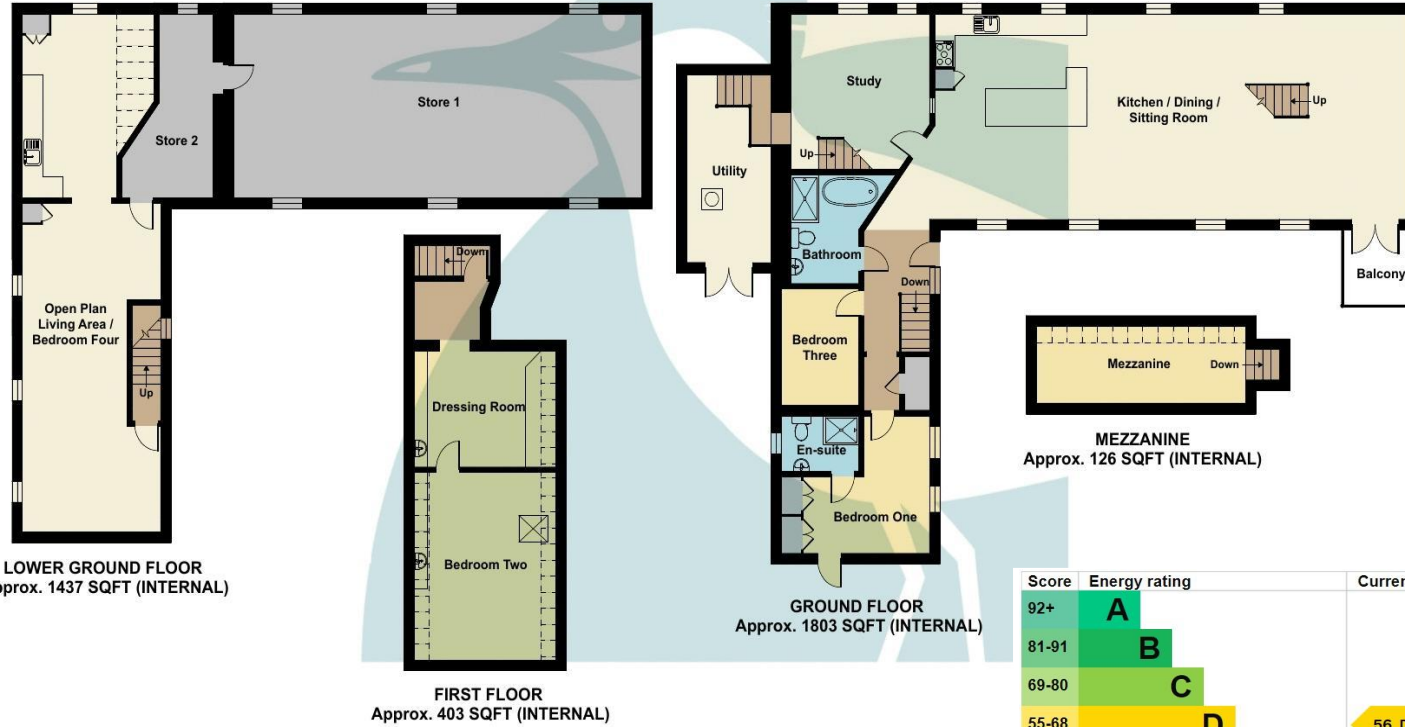


To view this property call Colebrook Sturrock on **01304 612197**



Denotes restricted head height

Approximate Area = 3643 sq ft / 338.4 sq m
 Limited Use Area(s) = 139 sq ft / 12.9 sq m
 Mezzanine = 126 sq ft / 11.7 sq m
 Total = 3908 sq ft / 363 sq m
 For identification only - Not to scale



Kitchen/Dining/Sitting Room

46' 10" x 19' 1" (14.26m x 5.81m)

Study

14' 6" x 13' 10" (4.42m x 4.21m)

Utility Room

17' 6" x 8' 4" (5.33m x 2.54m)

Bathroom

10' 1" x 9' 2" (3.07m x 2.79m)

Bedroom Three

10' 9" x 7' 8" (3.27m x 2.34m)

Bedroom One

14' 6" x 12' 9" (4.42m x 3.88m)

Ensuite

7' 5" x 5' 2" (2.26m x 1.57m)

First Floor

Dressing Room

14' 1" x 10' 9" (4.29m x 3.27m)

Bedroom Two

17' 6" x 13' 9" (5.33m x 4.19m)

Lower Ground Floor

Open Plan Living Area/Bedroom Four

30' 8" x 13' 4" (9.34m x 4.06m) plus 17' 2" x 12' 11" (5.23m x 3.93m)

Store Two

17' 2" x 8' 11" (5.23m x 2.72m)

Store One

40' 8" x 17' 2" (12.39m x 5.23m)

Mezzanine

20' 8" x 7' 1" (6.29m x 2.16m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	58 D
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlschecom 2024. Produced for Colebrook Sturrock 2014 Limited. REF: 1181658



colebrooksturrock.com



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

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