



Old Barn, Front Street
Ringwold, Deal, CT14 8HP
£425,000

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Old Barn

Front Street, Ringwould, Deal

A charming 19th Century cottage boasting elegantly proportioned accommodation, set within the picturesque hamlet of Ringwould.

Situation

Located betwixt Deal and Dover, Ringwould is a small semi-rural hamlet centred around St Nicholas Church and the Conservation Area. Local amenities are a short distance away at both Walmer and picturesque Kingsdown, which also provides a local primary school and access to the beach and seafront. To the south lies the harbour town of Dover which is undergoing a period of transformation with considerable investment in the new Marina and St. James' Retail Park. Deal's award winning high street offers a mix of independent shops, cafes and eateries, a weekly market, vibrant seafront and thriving art scene. Rail services from Martin Mill, Dover and Deal include the Javelin high speed link to London St. Pancras.

The Property

Old Barn is a deceptively spacious family home of considerable charm and character, with its attractive brick elevations, pretty white painted windows and substantial corner inglenook fireplace. The light entrance vestibule with double panelled doors open to a central entrance hallway with handsome tiled floor and wooden staircase. The large sitting room overlooks and opens onto the courtyard, whilst a wood burning stove set within a corner inglenook fireplace creates an impressive focal point. To front sits a generous dual aspect beamed kitchen/dining room, fitted with coloured shaker units, solid wood worktops and tiled flooring. To the first floor are four good size bedrooms, with the master enjoying dual aspect and the convenience of a ensuite shower room. A family bathroom services the remaining bedrooms.

Outside

From the road a block paved parking area, measuring 15' 8" x 14' 8" (4.77m x 4.47m), provides off road parking with secure gas cylinder storage to one side. A further gate leads through to a delightful enclosed courtyard garden attractively landscaped with a sandstone paved patio, sweeping brick raised flower beds stocked with mature planting and climbers, including an impressive grape vine. The courtyard measures 29' 11" x 16' 7" (9.11m x 5.05m).

Services

Mains electric, water and drainage are understood to be connected to the property. Gas central heating and cooking via LPG cylinders. There is no gas in the village.

Local Authority

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

Tenure

Freehold

Current Council Tax Band: E

EPC Rating: F

Agents Note

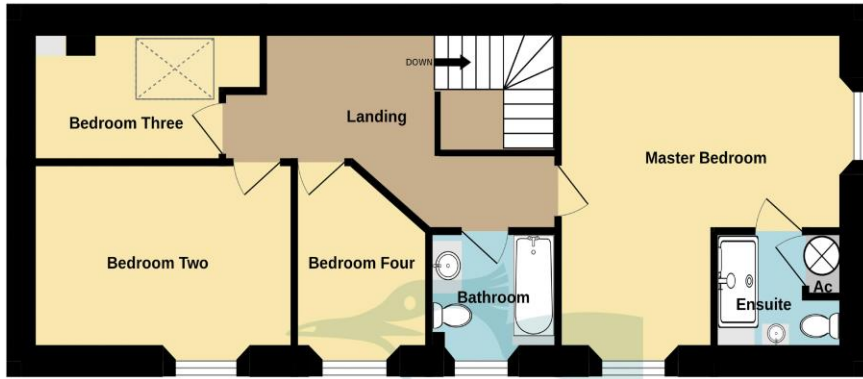
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



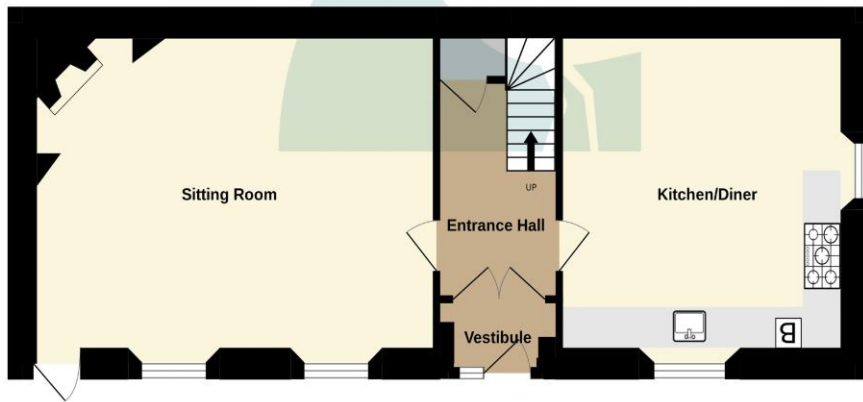
To view this property call Colebrook Sturrock on **01304 381155**



First floor
747 sq.ft. (69.4 sq.m.) approx.



Ground floor
737 sq.ft. (68.5 sq.m.) approx.



TOTAL FLOOR AREA : 1484 sq.ft. (137.9 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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Entrance Hallway
13' 8" x 6' 7" (4.16m x 2.01m)

Sitting Room
22' 2" x 16' 10" (6.75m x 5.13m)

Kitchen/Diner
16' 11" x 15' 8" (5.15m x 4.77m)

First Floor

Master Bedroom
15' 8" x 10' 3" (4.77m x 3.12m) extending to 17' 1" (5.20m)

Ensuite Shower Room
7' 7" x 6' 5" (2.31m x 1.95m)

Bedroom Two
14' 8" x 9' 7" (4.47m x 2.92m)

Bedroom Three
11' 3" plus recess x 7' 0" (3.43m x 2.13m)

Bedroom Four
9' 6" max x 7' 6" max (2.89m x 2.28m)

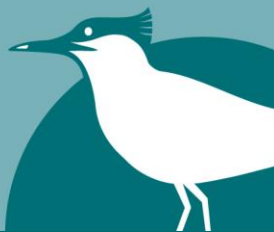
Bathroom
6' 7" x 6' 4" (2.01m x 1.93m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E		
21-38	F	24 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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