



**FINN'S**

since 1865

**The Old Bakery, 12 The Mint, Harbledown, Canterbury, Kent, CT2 9AA**

[www.finns.co.uk](http://www.finns.co.uk)

THE MINT  
PLEASE DO  
NOT PARK  
HERE

THE MINT  
PLEASE DO  
NOT PARK  
HERE

**The Old Bakery, 12 The Mint, Harbledown, Canterbury, Kent, CT2 9AA**

**Guide Price £275,000 Freehold**

This beautifully presented two bedroom period end of terrace cottage has been sympathetically modernised by the current owners to create a charming & characterful home. The cottage was once a village bakery and so is much larger than others in the terrace and benefits from a spacious kitchen/breakfast at the rear and a useful cellar.

- Tastefully Presented Two Bedroom Cottage
- Modernised & Improved By The Current Owners
- Two Reception Rooms & a Spacious Kitchen/Breakfast Room
- Period Features Throughout
- Cellar
- Free On Street Parking
- Rear Courtyard Garden
- Gas Central Heating
- Situated In The Popular Village Of Harbledown Just 1 Mile From The City Centre & Canterbury West Station

Steps lead up from Church Hill to The Mint where you will find The Old Bakery as the first cottage you come to. The front door opens to the sitting room/dining room which is tastefully decorated using Farrow & Ball paint and wallpaper which was carefully matched to some which was found during the renovation works. Exposed timbers divide the space and a hatch in the floor of the dining area leads to the cellar which provides excellent additional storage space.



The rear lobby connects the dining room to the kitchen/breakfast room and provides a utility space. The kitchen/breakfast room has ample space for a dining table and has a range of wall and base units, an integrated electric oven & gas hob, a cupboard housing the gas combi boiler and spaces for a fridge/freezer & dishwasher. From here another inner lobby leads to the recently fitted bathroom with a roll top bath and separate cloakroom.

Upstairs, the landing leads to the two bedrooms with bedroom one having a lovely outlook over the village and bedroom two with wonderful views over the rooftops towards rolling countryside.

Outside, there is a front garden which slopes away from the house. Most of the garden lies to the rear and measures approximately 22' x 12'. A shared path defines the boundary between The Old Bakery and the cottage next door which leads to a delightful part walled courtyard seating area with space for a table and chairs which has been cleverly planted with raised beds.

There is free on street parking in the village.

The historic village of Harbledown is situated just 1 mile from the city centre of Canterbury with its ever expanding range of bars, restaurants and shopping and leisure facilities. Educationally Canterbury is very well provided for in both the state and private sectors. The University of Kent, Kent College, St Edmund's and Blean Primary School are all within exceptionally easy reach as is Canterbury West railway station with its high speed links to London St Pancras in just 56 minutes.

**Viewing:** By appointment through Finn's, Canterbury.  
Tel: 01227 454111

**Services:** Mains gas, electricity, water & drainage.

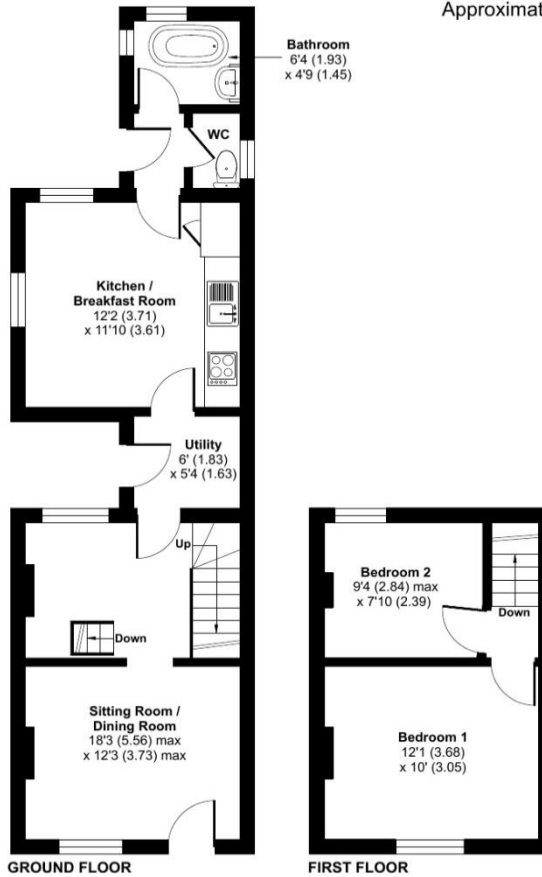
**Council Tax:** Band 'D' according to the website of the Valuation Office Agency ([www.vo.gov.uk](http://www.vo.gov.uk)).

**Date:** These particulars were prepared on 29/2/24





Garden  
Approximate  
22' (6.71)  
x 12' (3.66)



Bathroom  
6'4 (1.93)  
x 4'9 (1.45)

Kitchen /  
Breakfast Room  
12'2 (3.71)  
x 11'10 (3.61)

Utility  
6' (1.83)  
x 5'4 (1.63)

Bedroom 2  
9'4 (2.84) max  
x 7'10 (2.39)

Bedroom 1  
12'1 (3.68)  
x 10' (3.05)

Cellar  
12'4 (3.76) max  
x 11'10 (3.61)

LOWER GROUND FLOOR

GROUND FLOOR

FIRST FLOOR

Approximate Area = 820 sq ft / 76.1 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		88
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		56
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		56
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



(Nearby orchards with views to the rear – not included in the sale)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Finns. REF: 1093550

**Agent's Note:** Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

FINN'S CANTERBURY  
82 Castle Street  
Canterbury  
Kent CT1 2QD  
Sales: 01227 454111  
Lettings: 01227 452111

FINN'S SANDWICH  
2 Market Street  
Sandwich  
Kent CT13 9DA  
Sales: 01304 612147  
Lettings: 01304 614471

FINN'S ST NICHOLAS AT WADE  
The Pack House  
Wantsum Way  
St Nicholas at Wade  
Kent CT7 0NE  
Tel: 01843 848230

