



since 1865

41 Ivy Lane, Canterbury, Kent, CT1 1TU

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**41 Ivy Lane, Canterbury, Kent,
CT1 1TU**

Guide Price £340,000 Freehold

An Historic Three-Bedroom Grade II Listed cottage close to Canterbury city centre. Tucked away on a quiet no-through road just outside Canterbury's historic city walls, parts of this delightful Grade II Listed building are believed to date back to the 16th century. Full of period character yet offering surprisingly spacious accommodation, the property comprises two reception rooms, kitchen, three bedrooms, two bathrooms and a generously sized garden measuring approximately 65' x 26'.

- Charming three-bedroom period cottage.
- Grade II Listed with a wealth of original features
- Large garden.
- About a 5 minute walk to Canterbury High Street and the bus station and approximately fifteen minutes walk to Canterbury East station.
- Offered with no onward chain.

The cottage is approached through a passage between No.41 and The Old Hall, with a side entrance opening directly into the kitchen. Fitted with a range of wall and base units and space for appliances, already fitted, the kitchen also features an inglenook fireplace. From the kitchen to the rear is the sitting room offering a cosy retreat with inglenook fireplace. French doors open onto a good sized patio and the garden beyond. At the front of the cottage, the dining room is full of old world atmosphere, with a ceiling of heavily exposed beams possibly reclaimed from ancient sailing ships.



A feature of the property is its two separate staircases. The first leads to Bedroom One, a spacious double with exposed timber framing at one end, a small brick fireplace at the other, and windows facing towards Ivy Lane. A small landing leads to Bedroom Three and the Shower Room with basin and wc. The second staircase leads from the sitting room to Bedroom Two at the rear, which benefits from its own en suite bathroom and an adjacent storage area.

Outside, the large rear garden is a real feature the property, having plenty of space for relaxing, recreation and entertaining etc. It provides the new owners with a 'blank canvas' to create a garden to their own specific requirements. There is also a new large garden shed and a side gate giving additional alternative access to Ivy Lane.

Ivy Lane is an enviable location, with easy access to city centre and its wealth of shops, restaurants, cafés, bars, educational establishments etc and transport links including to many of the coastal towns and areas of East Kent. Waitrose is just a short walk around the corner from the property. Residents' parking permits are available from Canterbury City Council.

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

Services: Mains gas, electricity, water & drainage.

Council Tax: Band 'C' according to the website of the Valuation Office Agency (www.voa.gov.uk).

Date: These particulars were prepared on 2/9/25 and amended on 15/10/25





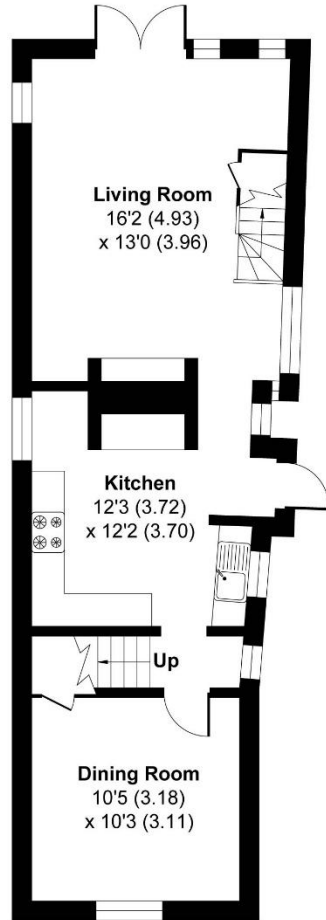








Garden
65'8 (20.0)
x 26'11 (8.20)



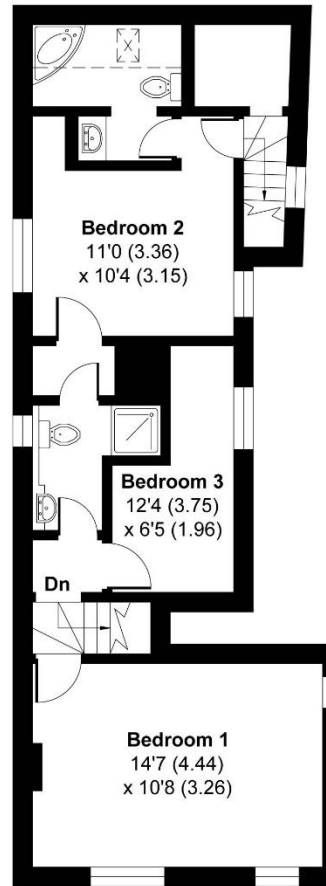
GROUND FLOOR

Ivy Lane, Canterbury

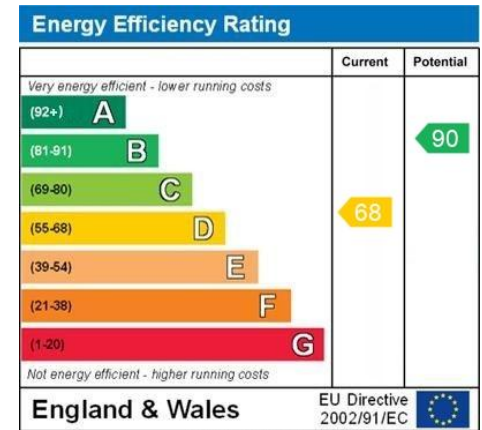
Approximate Gross Internal Area = 90.76 sq m / 976.93 sq ft

For identification only - Not to scale

Restricted Head Height



FIRST FLOOR



WWW.EPC4U.COM

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.

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