

PRICE  
**£580,000**

Freehold



**A SPACIOUS 2 BED DETACHED HOUSE  
SITUATED ON A STUNNING RURAL PLOT OF  
2.7 ACRES tbv PROVIDING PLENTY OF  
POTENTIAL FOR OUTDOOR ACTIVITIES AND  
EXPANSION.**

**Elmley Road, Minster  
ME12 3SS**



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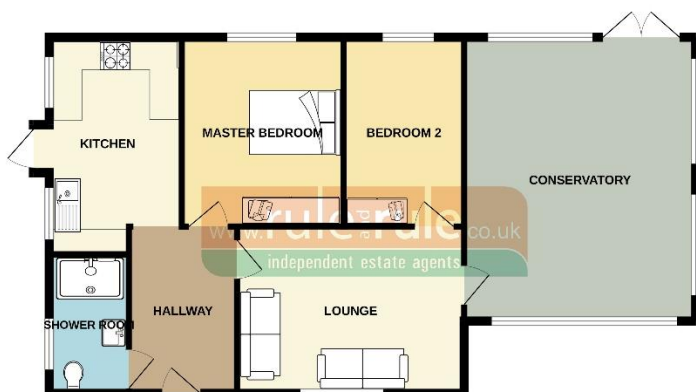
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GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E		
21-38	F	30 F	
1-20	G		

**Escape to the country with this lovely rural idyll occupying a plot of 2.7 acres! (tbv)**

**Take a look this beautifully presented two-bedroom detached bungalow, nestled within a generous semi-rural plot spanning nearly 2.7 acres! Thoughtfully maintained by its current owners, this home features a modern fitted kitchen, two spacious double bedrooms, a stylish bathroom suite and a comfortable lounge. The expansive conservatory, currently used as a dining room, offers a lovely space for relaxation and entertaining.**

**Outside, the property boasts ample off-street parking, a large garage with power, a landscaped garden with patio, and over 650 feet of land extending beyond—comprising lush lawn, mature shrubs, and serene woodland. With plenty of room for extension, this property holds remarkable potential. There's even ample space for grazing horses or ponies, making it an ideal choice for those seeking a rural lifestyle.**

**Opportunities to own a home with this much versatility and possibility are rare, so don't delay! Schedule your viewing today by calling Mark or Shannon at the office.**

**MONEY LAUNDERING REGULATIONS 2007:** Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. **THE PROPERTY MISDESCRIPTIONS ACT 1991 - Rule and Rule** has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. Rule and Rule have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents. Covenants may apply to this property.