



Sunnyside Farmhouse Five Vents Lane, Old Romney, Romney Marsh, TN29 0AH

Price £575,000

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HARRISON

Charming Detached Three-Bedroom Farmhouse with Potential for Expansion.

If you're seeking a project with endless possibilities, this traditionally built farmhouse with period features, dating back to around 1910, offers an exciting opportunity in the picturesque Romney Marsh surrounded by fields. The house, soon to be separated from its farm and accompanying buildings, requires some updating and is coming to market for the first time in over 80 years. The property is set on just over a quarter of an acre of mature gardens, providing ample outdoor space for gardening or recreation. With scope for extra accommodation, this farmhouse offers the perfect canvas for creating a dream home tailored to your needs and style.

Don't miss the chance to transform this historic property into a modern masterpiece.



**Location:**

Proximity to New Romney: Just a 10-minute drive away, New Romney offers a range of amenities, including shops, schools, and leisure facilities such as pubs and restaurants, Greatstone beach, a local brewery and the famous miniature railway. Enjoy the charming village atmosphere and the beautiful countryside of Romney Marsh.

Accessibility to Ashford: Only 20 minutes from Ashford, you benefit from excellent transport links, including high-speed rail services to London, making commuting and travel convenient. Ashford also provides extensive shopping (including a designer outlet), dining and entertainment options.

**UPVC double glazed Front Door to:**

**Hallway**

Staircase to first floor, doors to:

**Lounge 13'0 x 11'1 (3.96m x 3.38m)**

Bay window to front, open brick fireplace, built in storage cupboard.

**Dining Room 13'0 x 11'1 (3.96m x 3.38m)**

Bay window to front.

**Kitchen 14'7 x 9'1 (4.45m x 2.77m)**

Range of fitted wall and base units, stainless steel sink unit, space and plumbing for appliances, floor mounted oil fired boiler for central heating and domestic hot water, under stairs storage cupboard.

**Breakfast Room/Utility Room 11'1 x 9'1 (3.38m x 2.77m)**

Wall and base units to one wall.

**Rear Porch 17'10 x 4'11 (5.44m x 1.50m)**

Door to:

**Cloakroom**

With low level WC.

**Store Room 11'4 x 8'1 (3.45m x 2.46m)**

**First Floor:**

**Landing**

**Bedroom One 13'0 x 11'1 (3.96m x 3.38m)**

Cast iron fireplace, built in storage cupboard.

**Bedroom Two 13'0 x 11'1 (3.96m x 3.38m)**

Recessed storage cupboard.

**Bedroom Three 13'1 x 9'0 (3.99m x 2.74m)**

Large built in storage cupboard.

**Bathroom 12'9 x 9'0 (3.89m x 2.74m)**

Airing cupboard, low level WC, pedestal wash hand basin with localised tiling, walk in bath with shower over.

**Outside**

The garden extends to all sides, being mainly to the west and is enclosed with established hedges, lawn and mature features, although some attention is needed.

**Garage 18'0 x 14'2 (5.49m x 4.32m)**

Adjoining Store Room with potential to convert, entering over the garage.

**Services**

Mains water and electricity. Private drainage. Oil fired central heating.

**Tenure**

Freehold.

**Council Tax**

Folkestone & Hythe District Council Band: D.

