



Bedingfield House High Street, Lyminge - CT18 8EL

Guide Price **£765,000**

Approximate Gross Internal Area = 135 sq m / 1452 sq ft
Garage = 27 sq m / 296 sq ft



Illustration for identification purposes only. Measurements are approximate.
Not to scale. Outbuildings are not shown in actual location.



Bedingfield House High Street

Lyminge, Folkestone

If you cherish period charm and enchanting cottage gardens, this exceptional detached home, an unlisted historic building of Kent, is perfect for you. Located on a peaceful residential street in the heart of Lyminge village, this property offers spacious, versatile living with beautifully preserved period features and delightful cottage gardens. The ground floor features a large living room with an impressive Inglenook fireplace, a dining room, study, cloakroom/WC, kitchen/breakfast room, and a charming rear veranda. Upstairs, you'll find four generously sized bedrooms and a family bathroom. Outside, the front garden is meticulously maintained with clipped Box and Yew hedges framing borders filled with a variety of shrubs, plants, and trees. A long driveway leads to a five-bar gate, providing ample parking. A detached outbuilding offers two garage spaces plus mezzanine storage, ideal for conversion into a games room, home office, or studio. Additional benefits include two substantial garden sheds and a newly installed greenhouse, completing this character-filled family home.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:









Laing Bennett

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