



**Connells**

Baldwin Road  
Minster On Sea Sheerness



## Property Description

A spacious home with no onward chain that has everything a family needs. From the front, the home looks beautiful and has great curb appeal. There is plenty of parking for up to 6 cars on the driveway.

This home also has a considerable equestrian and garden offering, promising both business potential and a paradise for equine lovers. This includes floodlit timber stable block, 3 loose boxes and corner/foaling box, as well as a hay barn/feed room. Further outbuildings accommodate garage and ample parking space, with separate vehicular access to the stables. Finally, a 20m x 40m outdoor softtrack arena is fully enclosed.

As you enter you walk into the porch which leads into the hallway. The spacious lounge is to the right with the dining room to the back of this. You have a downstairs W/C and the kitchen across the back of the property with a handy utility room. There's access to the garage from the utility room. As you make your way back round to the stairs you have bedroom 5 which can accommodate a double bed.

Upstairs you have 4 bedrooms and a bathroom. Bedroom 1 has an ensuite and stunning sea views. All the bedrooms are great sizes which is rare to find. The land surrounding the home currently holds paddocks, stables and is approx. 7 acres. The land is an income opportunity for those looking for an extra income with the current tenants happy to extend their stay.

This home has to be viewed to truly be appreciated. Call now to arrange your viewing.

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### **Study/Bedroom**

12' 6" x 7' ( 3.81m x 2.13m )

### **Lounge**

23' 11" x 13' 10" ( 7.29m x 4.22m )

### **Dining Room**

13' 10" x 11' 4" ( 4.22m x 3.45m )

### **Kitchen**

18' 11" x 9' 4" ( 5.77m x 2.84m )

### **Bedroom 1**

14' 11" x 13' 10" ( 4.55m x 4.22m )

### **Ensuite**

11' 4" x 7' 4" ( 3.45m x 2.24m )

### **Bedroom 2**

16' 2" x 11' 5" ( 4.93m x 3.48m )

### **Bedroom 3**

16' 2" x 9' 5" ( 4.93m x 2.87m )

### **Bedroom 4**

10' 3" x 9' ( 3.12m x 2.74m )

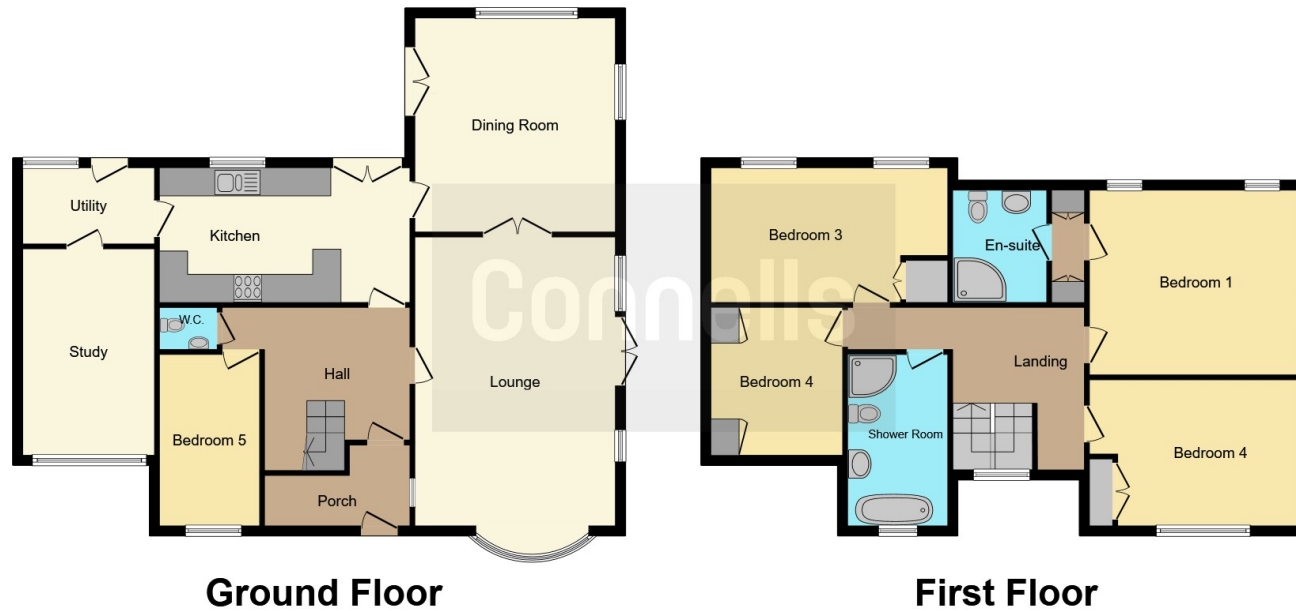
### **Bathroom**

11' 1" x 7' ( 3.38m x 2.13m )









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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68 High Street  
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EPC Rating: C Council Tax  
 Band: F

Tenure: Freehold

**view this property online [connells.co.uk/Property/SIT103903](http://connells.co.uk/Property/SIT103903)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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