



The Old Granary, Misling Farm Misling Lane - CT4 6DE

Guide Price £699,995

The Old Granary, Misling Lane,
Stelling Minnis, CT4 6DE

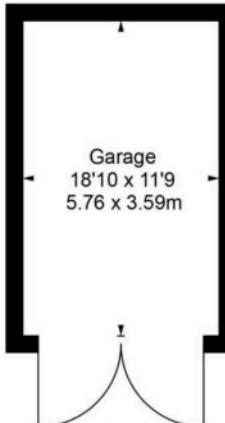
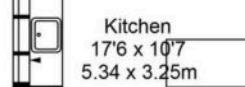
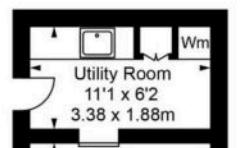
Approximate Gross Internal Area :-

Ground Floor :- 78.97 sq m / 850 sq ft

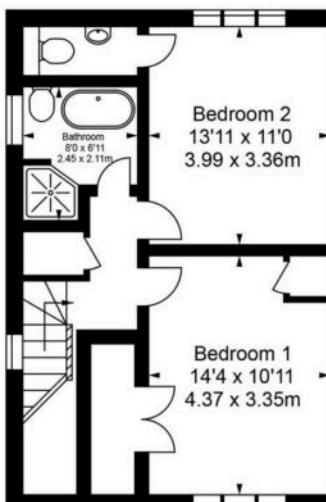
First Floor :- 48.10 sq m / 518 sq ft

Garage :- 20.67 sq m / 222 sq ft

Total :- 147.74 sq m / 1590 sq ft



Garage



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
floor plan by: www.creativeplanetlk.com



The Old Granary

Misling Farm Misling Lane, Canterbury

Price Range £675,000 to £695,000 - A beautifully presented and meticulously renovated 2/3 bedroom detached weatherboarded Old Granary, situated in a charming farmyard development. The accommodation comprises: ground floor - entrance hall, WC, open plan living room with wood burning stove and log store. Gorgeous and stylish kitchen with island/breakfast bar, AEG double oven and induction hob, boiling water tap and pot filler tap, integrated coffee machine and wine fridge. Oak framed dining room/conservatory with underfloor heating. Sitting room and utility/boot room with second integrated fridge. First floor - landing, two luxurious double bedrooms, en suite WC and main bathroom with shower and bathtub. Outside: set in an attractive country setting with good sized grounds including a large pond to the front, gated driveway and substantial detached garage with electric doors. Enclosed and landscaped rear/side garden with various seating areas, decking, and established borders. This property benefits from planning permission for Annexe and side extension/boot room.

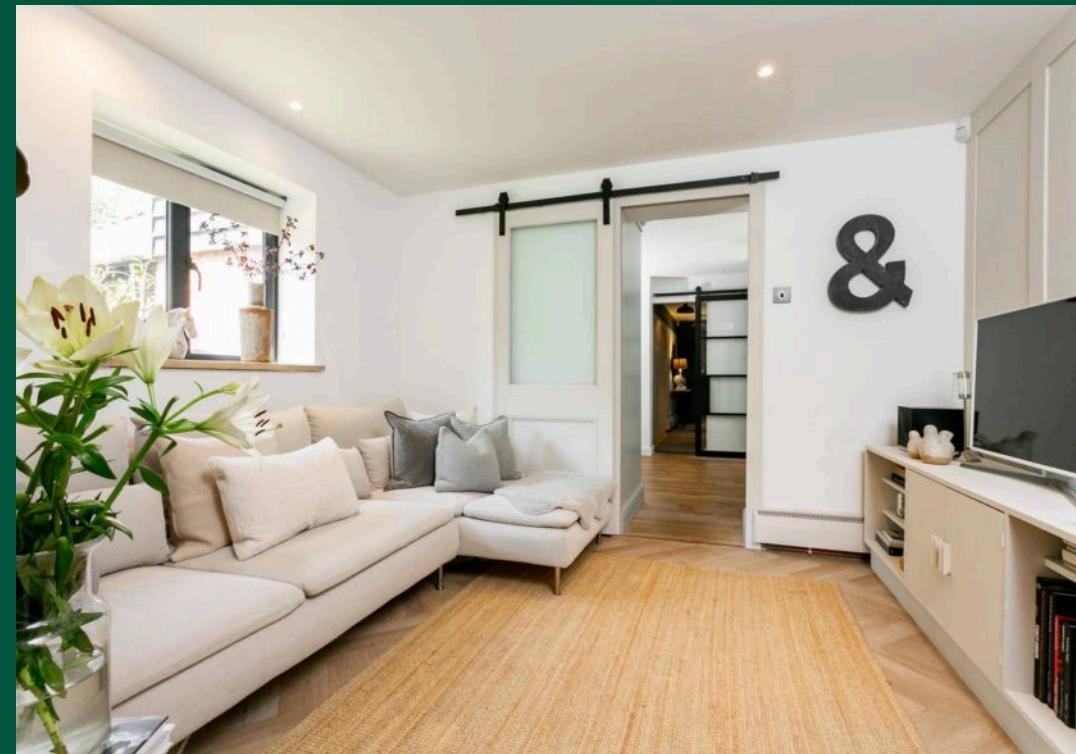
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E









Laing Bennett

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