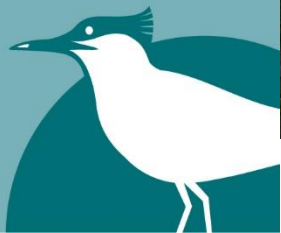




Ceol-Na-Mara, Teddars Leas Road
Etchinghill, Folkestone, CT18 8DA
£1,750,000

colebrooksturrock.com





Ceol-Na-Mara

An impressive architect deigned residence with magnificent views set in approximately 2.84 acres

Situation

Ceol-Na-Mara (Gaelic for music of the sea) comprises an impressive, split-level, residence occupying an elevated position with magnificent views across neighbouring pastureland and woodland towards the coastline at Sandgate and Hythe. Situated on the outskirts of the village of Etchinghill, on the North Downs 4 miles from Hythe and the Kent coast. A range of leisure, educational and shopping facilities can be found in Hythe, including a Waitrose, but more comprehensive amenities are available in Ashford (12 miles) and in Canterbury (14 miles). The M20 at junction 11 (4 miles) provides excellent road links as well as access to cross-Channel services from the Port of Dover and the Eurotunnel Terminal at Cheriton. The High-Speed rail link from Folkestone West (4.5 miles) connects to London St. Pancras in 53 minutes.

glazed walkway, through to the stunning indoor Bromine swimming pool. The pool complex interior is finished in pine tongue-and-groove paneling with glazed doors and windows on three sides. To one end is a sauna and to the other, a changing room.

The bedroom wing also leads from the Hall served by a bright corridor. Double doors open to a magnificent master bedroom which has tall, arched windows enjoying the views of the surrounding countryside. Extensive fitted wardrobes continue through into a dressing room and there is a fantastic split level en-suite bathroom. Steps rise and continue along the corridor to bedrooms 2 and 3, both with fitted wardrobes and generous en-suite facilities. All the bedrooms are well-positioned along the south-east side of the house to enjoy the beautiful views.



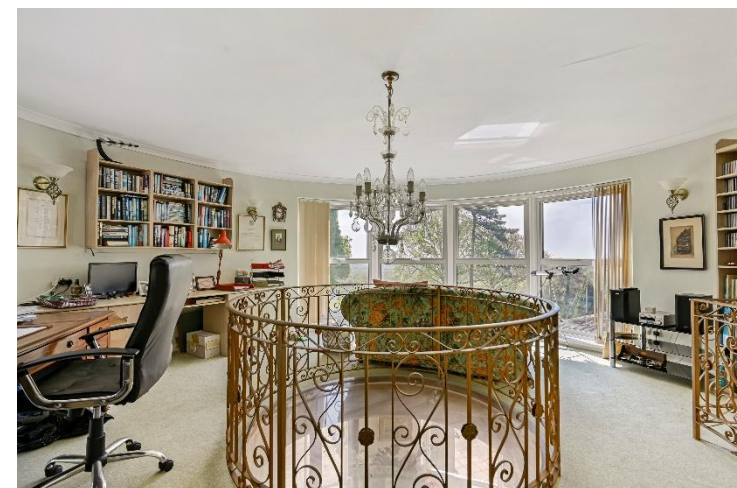
The Property

Built in 1975 within the Kent Downs Area of Outstanding Natural Beauty, each of the main rooms enjoys an open aspect across the gardens towards the sea. Accessed down a gated driveway, to a parking forecourt, the well-planned accommodation separates living and bedroom space around a central hall. The front door opens into a superb circular hallway at the heart of the house, from where three wings provide spacious accommodation. A wrought iron staircase leads to the galleried studio above the hall with magnificent views. From the hall, double doors and steps lead down to the elegant drawing room with a stone fireplace. Floor to ceiling windows look across the gardens behind the house and wide, glazed sliding doors open to a large conservatory with glazing on all sides opening to a sheltered terrace. From the Hall doors also lead to the beautifully proportioned dining room, again with full height arched windows having views towards the garden. A further set of doors lead into the extremely spacious kitchen/breakfast room, which has a large central island and plenty of room for a table. Adjacent to the kitchen is a study set to the front of the house. Beyond the kitchen is a utility room, walk in larder and cloakroom. A further laundry room leads to a

Outside

Ceol-Na-Mara is approached via electric wrought iron gates leading to a driveway descending to a parking area at the front of the house and double garage. Gardens surrounding the drive are planted with mature shrubs behind a retaining wall. The property and grounds enjoy the most spectacular views across countryside and woodland towards the sea, in the distance. The outside entertaining areas have been positioned to take full advantage of this, with a terrace set adjacent to the conservatory. There is a further decked terrace to the front of the swimming pool. The main lawns sweep down to a lower level bounded by mature beds and then on to a further expanse of lawn.

All the boundaries are well-defined by fencing or well-established hedging. A mature shrub bed has a small terrace and ornamental pond shaded by laurels. Within the grounds are, amongst others, oak, fir, sycamore and a variety of specimen trees. To the far corner of the garden is an excellent vegetable plot, with raised beds protected by a netted cage and a large greenhouse divided into 3 sections. There is also a gardener's summerhouse, a garden shed, a poly tunnel and two good stores with up and over doors. A five-bar gate to the rear gives vehicular access to the garden if required.



To view this property call Colebrook Sturrock on **01303 892000**

Ceol-Na-Mara, Teddars Leas Road, Etchinghill, Folkestone



First Floor - 31.2 sq m / 336 sq ft

Ground Floor - 598.9 sq m / 6446 sq ft

Approximate Gross Internal Area = 630.1 sq m / 6782 sq ft (Including Pool Room / Garage)

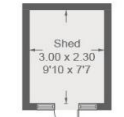
Outbuildings = 66.5 sq m / 716 sq ft

Total = 696.6 sq m / 7498 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1298020)

www.bardenvisuals.co.uk

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating													
Current	Potential	Current	Potential												
<div style="border: 2px solid black; padding: 5px; text-align: center; font-weight: bold; font-size: 1.2em;">AWAITING EPC</div>															
<table border="1"> <tr><td>Very energy efficient - higher energy costs</td></tr> <tr><td>(A+)</td></tr> <tr><td>(A)</td></tr> <tr><td>(B)</td></tr> <tr><td>(C)</td></tr> <tr><td>(D)</td></tr> <tr><td>(E)</td></tr> <tr><td>(F)</td></tr> <tr><td>(G)</td></tr> </table>		Very energy efficient - higher energy costs	(A+)	(A)	(B)	(C)	(D)	(E)	(F)	(G)	<table border="1"> <tr><td>Not environmentally friendly - higher CO₂ emissions</td></tr> <tr><td>(F)</td></tr> <tr><td>(G)</td></tr> </table>		Not environmentally friendly - higher CO ₂ emissions	(F)	(G)
Very energy efficient - higher energy costs															
(A+)															
(A)															
(B)															
(C)															
(D)															
(E)															
(F)															
(G)															
Not environmentally friendly - higher CO ₂ emissions															
(F)															
(G)															
England, Scotland & Wales		England, Scotland & Wales													



(Not Shown In Actual Location / Orientation)



Outbuildings

(Not Shown In Actual Location / Orientation)

Services

Mains electricity, water and drainage connected. Oil fired Plenum heating system, supplemented by bottled gas and electric heating. Air conditioning system in Drawing room and Master Bedroom suite.

Local Authority

Folkestone & Hythe District Council, Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

Tenure

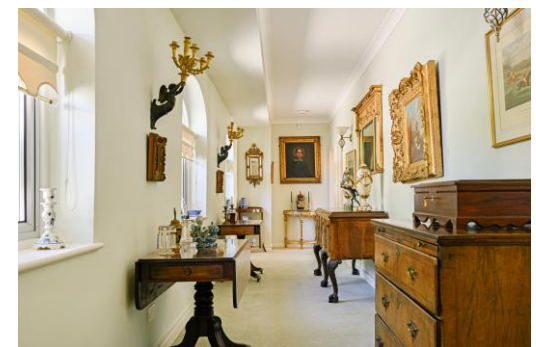
Freehold

Current Council Tax Band: H

EPC Rating: TBC

Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



To view this property call Colebrook Sturrock on **01303 892000**



To view this property call Colebrook Sturrock on **01303 892000**





135 Canterbury Road, Hawkinge, CT18 7BS

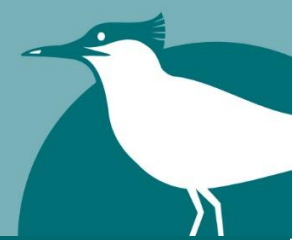
t: 01303 892000

hawkinge@colebrooksturrock.co.uk

www.colebrooksturrock.com



colebrooksturrock.com



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Also in: Walmer • Sandwich • Saltwood