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Church Road, Lyminge, Folkestone

Asking Price £245,000

Lyminge is a village in an Area of Outstanding Natural Beauty. Church Cottages is immediately adjacent to the historic parish church of St Mary & St Ethelburga The property features two well proportioned reception rooms and a generous kitchen..

To the first floor the cottage offers two double bedrooms, along with a three piece bathroom. The generous, well stocked rear garden overlooks the Tayne Field with countryside views beyond.

Lyminge is known for its rich history and community spirit, making it an ideal location for those who appreciate a tranquil lifestyle while still being within easy reach of Folkestone's amenities. With local shops, schools, and beautiful countryside nearby, this property is not just a house, but a place to create lasting memories.

IDENTIFICATIONS CHECKS
"If an offer is accepted on a property marketed by Hunters Estate Agents, all purchasers are required to complete ID verification checks. This is a legal obligation under Anti-Money Laundering Regulations. We use a specialist third-party company to carry out these checks. The fee is £60 (including VAT) per person or £120 (including VAT) if purchasing under a company name, payable once the offer is agreed and before the sales memorandum is issued. Please note that this charge is non-refundable."



KEY FEATURES

- IMMEDIATELY ADJACENT TO THE HISTORIC PARISH CHURCH OF ST MARY AND ST ETHELBURGA
- OFFERING PLENTY OF POTENTIAL
- TWO RECEPTION ROOMS
- TWO DOUBLE BEDROOMS
- KITCHEN
- FIRST FLOOR BATHROOM
- DELIGHTFUL REAR GARDEN
- VIEWS TO THE REAR OVER THE HISTORIC TEYNE FIELD AND BEYOND
- SOUGHT AFTER VILLAGE IN AND AREA OF OUTSTANDING NATURAL BEAUTY















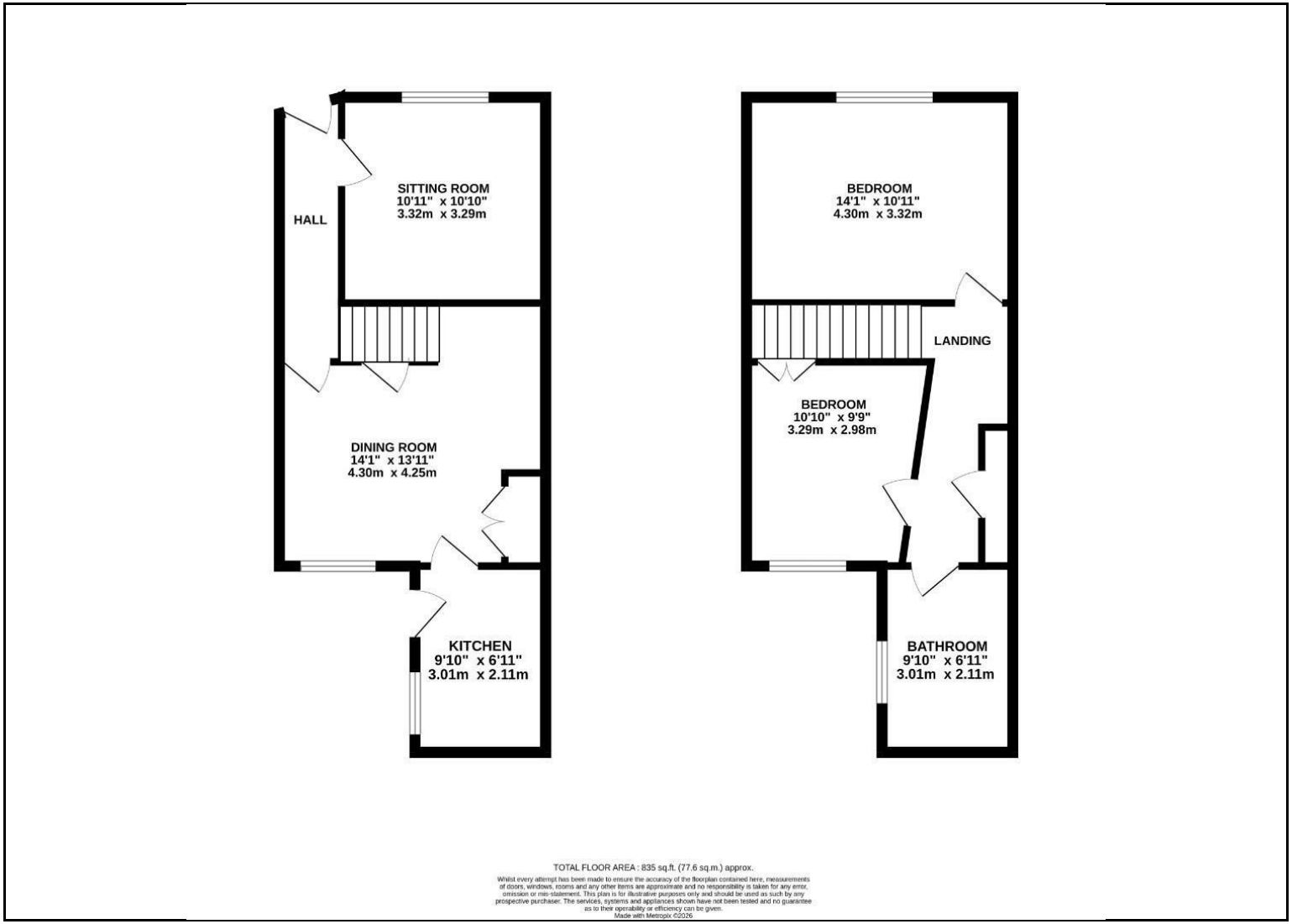

TOTAL FLOOR AREA : 835 sq.ft. (77.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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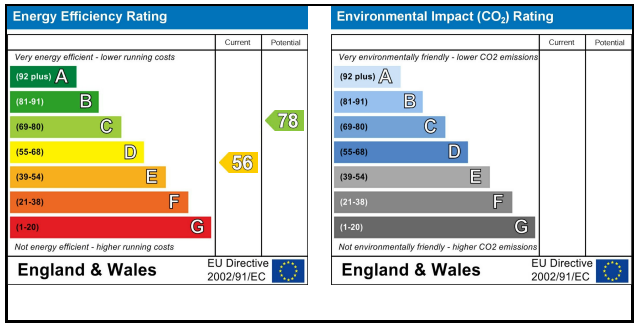

93-95 Sandgate Road, Folkestone, Kent, CT20 2BQ I 01303 210335
folkstone@hunters.com I www.hunters.com

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