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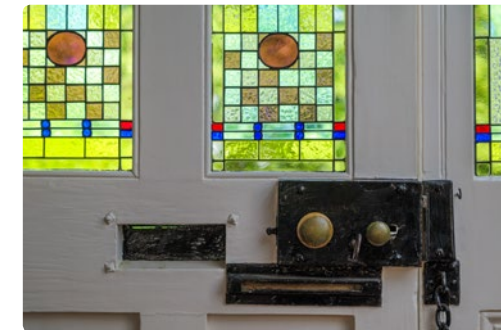
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Mount Pleasant, Canterbury Road, Lyminge, Folkestone, CT18 8JW

6 BEDROOMS | 4 BATHROOMS | 4 RECEPTIONS

Freehold



Mount Pleasant, Canterbury Road, Lyminge, Folkestone, CT18 8JW

- Grade II Listed Detached Period Residence
- Over 4600 sq.ft Of Elegant Accommodation
- Flourishing In Period Features & Artistic Décor
- Creatively Presented With Fine Fixtures & Fittings
- Kitchen Breakfast Room & Three Receptions
- Multiple Outbuildings & Cottage Annexe
- Set Within 1.22 Acres Of Thoughtfully Laid Grounds
- Désirable Semi Rural Village Location

SITUATION:

Set within the stunning Kent Downs Area of Outstanding Natural Beauty, the highly desirable village of Lyminge offers an exceptional blend of rural tranquillity and modern convenience. Surrounded by beautiful countryside yet within easy reach of the coast, Canterbury and London, it is an ideal location for families and commuters alike. The village enjoys a strong community spirit and provides a range of everyday amenities, including a convenience store, popular public house, tea room, GP surgery, library and the well-regarded Lyminge Church of England Primary School, rated Good by Ofsted. An excellent selection of secondary, grammar and independent schools can be found nearby, including The Folkestone School for Girls, Harvey Grammar School, Brockhill Park Performing Arts College and the prestigious King's School, Canterbury. Lyminge is well connected, with convenient access to the M20 via Folkestone and mainline rail services from Sandling and

Folkestone Central, offering regular high-speed connections to London St Pancras International in under an hour.

The nearby coastal town of Hythe offers boutique shopping, cafés and a charming seafront promenade, while Folkestone boasts a thriving creative quarter, vibrant harbour area and Eurotunnel access to mainland Europe. The historic city of Canterbury, a UNESCO World Heritage Site, is a short drive away and offers extensive shopping, dining and cultural attractions, centred around the iconic Canterbury Cathedral. The city is also home to an excellent range of schools and three universities.

For outdoor enthusiasts, the surrounding countryside provides direct access to an extensive network of walking and cycling routes, including the renowned Elham Valley Way, allowing residents to enjoy some of Kent's most picturesque landscapes right from their doorstep.



Mount Pleasant is a Grade II listed, detached five-bedroom residence of exceptional charm and character, set within approximately 1.22 acres of beautifully landscaped grounds. This enchanting period home is accompanied by an impressive collection of traditional outbuildings and a beautifully appointed cottage, ideal as a guest annexe, offering over 4,000 sq.ft. of combined accommodation together with a further 3,000 sq.ft. of outbuildings presenting tremendous potential for conversion, subject to the necessary consents.



The current owner's meticulous attention to detail and creative flair for interior design are evident throughout. Every aspect of the property has been sympathetically restored and renovated, seamlessly blending period elegance with modern comfort. A carefully curated palette of Little Greene and Farrow & Ball paints, striking House of Hackney wallpapers, thoughtfully selected fixtures and fittings, bespoke joinery, fine craftsmanship and artistic interiors combine to create a home of remarkable quality and individuality.

Rich in original character, Mount Pleasant retains an abundance of period features including polished parquet flooring, intricate architraves, exposed timber beams and elegant fireplaces. Externally, the beautiful brick façade is complemented by fully restored timber-framed sash windows, whilst the formal entrance is marked by an impressive stained-glass front door framed by classical columns and a canopy.

A gated driveway leads to the practical everyday entrance, opening into a magnificent central reception hall where exposed beams, parquet flooring and a fireplace housing a wood-burning stove immediately establish the home's warm and welcoming atmosphere. To one side lies the superb kitchen and breakfast room, thoughtfully designed with an extensive range of cabinetry topped with granite work surfaces. At its heart sits an Aga, complemented by integrated and freestanding appliances. A Perrin & Rowe brushed brass tap serves the sink, whilst a substantial central island is illuminated by

striking Pure White Lines pendant lighting. The room extends into a generous dining area and is further supported by a well-appointed utility room offering excellent laundry and storage facilities.

The ground floor also benefits from two substantial reception rooms, each enjoying attractive bay windows, bold and artistic décor, and wood-burning stoves set within handsome mantelpieces. A dedicated study, cloakroom and access to two useful cellar rooms complete the accommodation on this level.

The first floor offers five generously proportioned bedrooms together with a beautifully designed family bathroom, finished with luxurious sanitary ware, premium Drummonds fixtures and fittings, alongside Buster and Punch light switches and Dowsing & Reynolds lighting. The principal bedroom benefits from a stylish en-suite bathroom, and showcases the same level of craftsmanship, luxury and thoughtful design found throughout the home.



GARDENS & GROUNDS

Occupying approximately 1.22 acres, the grounds have been lovingly cultivated to create a picturesque and tranquil setting. Carefully manicured lawns are interspersed with colourful herbaceous borders, established shrubs and areas of wildflower meadow, providing year-round interest, an abundance of wildlife. The gardens extend towards an attractive summer house, creating an idyllic retreat within the grounds.

A notable feature of the property is the extensive range of traditional outbuildings, offering approximately 3,000 sq.ft. of additional space. These buildings present exciting opportunities for further development or conversion, there was planning granted to convert the stables and coach shed into a large entertaining space/dining hall, this has now lapsed but could possibly be renewed.

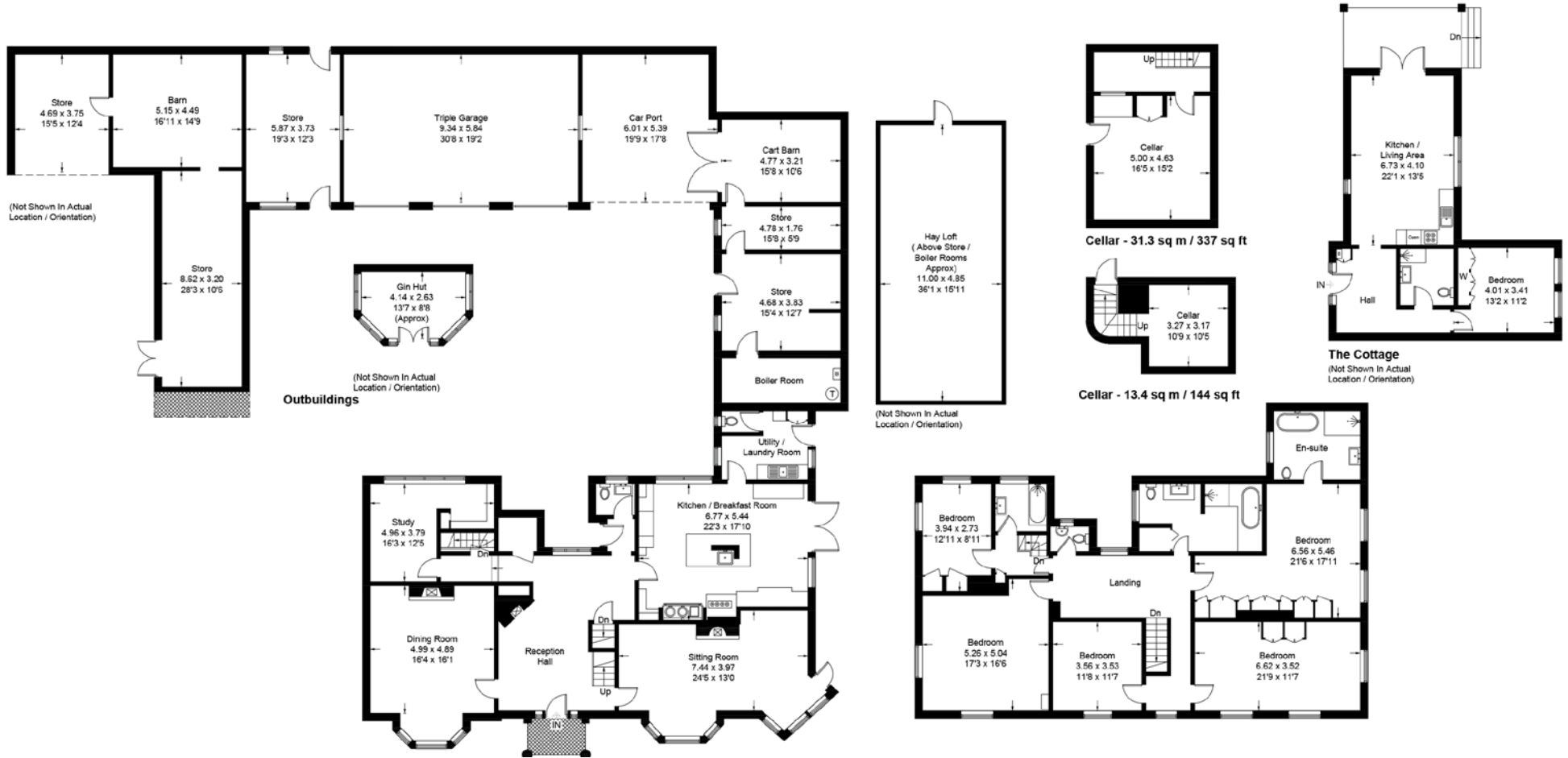
THE COTTAGE ANNEXE:

Complementing the main residence is a beautifully appointed cottage, perfectly suited as a guest annexe, multi-generational living space or potential holiday accommodation. Featuring vaulted ceilings and bright open-plan living areas, the cottage opens onto a raised balcony overlooking the grounds. A generous double bedroom is served by a stylish shower room, creating a self-contained and highly desirable addition to this exceptional property.









HOUSE: 3978 sq. ft (372 sq. m)
 COTTAGE: 624 sq. ft (58 sq. m)
 OUTBUILDINGS: 2670sq. ft (248 sq. m)



EPC RATING
 TBC



COUNCIL TAX BAND
 G



GENERAL INFORMATION
 ALL SERVICES ARE MAINS CONNECTED

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