



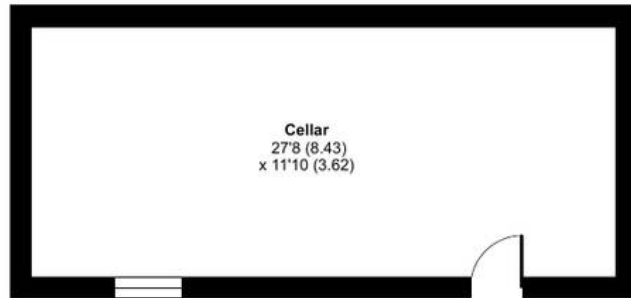
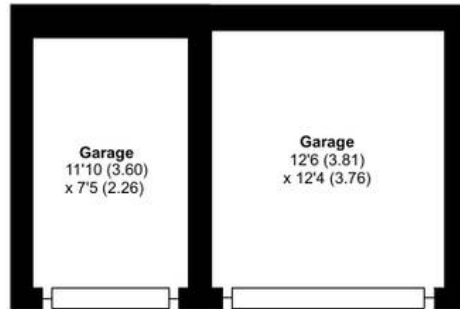
Mill House, Mill Lane, Barham - CT4 6QE

Guide Price **£475,000**

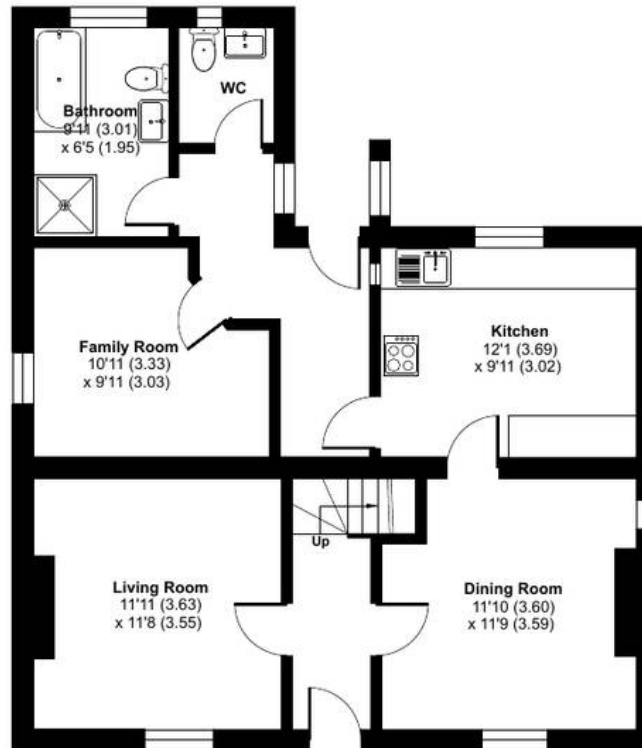
Mill House, Derringstone Downs, Barham, Canterbury, Kent, CT4

Approximate Area = 1435 sq ft / 133.3 sq m
Garages = 244 sq ft / 22.6 sq m
Outbuilding = 237 sq ft / 22 sq m
Total = 1916 sq ft / 177.9 sq m

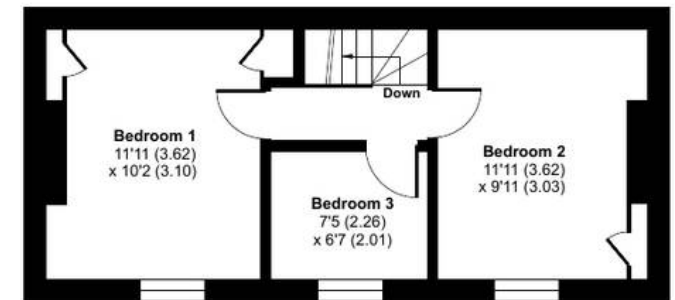
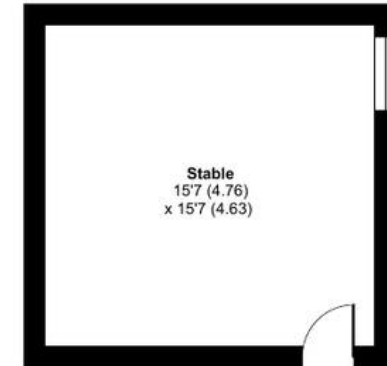
For identification only - Not to scale



CELLAR



GROUND FLOOR



FIRST FLOOR





Mill House, Mill Lane

Barham, Canterbury

Steeped in history and dating back to the 1830s, this striking three bedroom home presents a rare opportunity to acquire a beautifully maintained village residence that has remained in the same family ownership since the 1950s. Originally serving as the village bakery, the property retains a wealth of charming period features, blending character and heritage with a warm and welcoming atmosphere. Enjoying superb far-reaching views across rolling countryside, vineyards and towards the picturesque village as far as the church, this is a home that truly embraces its idyllic setting. Lovingly cared for over the years but now in need of some updating, it offers an exciting blank canvas for those wishing to create their dream home while preserving its timeless appeal. Adding to its exceptional potential is a substantial flint walled barn, offering exciting scope for conversion, subject to the necessary planning permissions. Outside, generous gardens bordered by mature hedging and colourful flower beds provide a peaceful sanctuary, perfectly positioned to take in the breathtaking views. Two garages and potential ample off-road parking complete this wonderful property, making it an exceptional opportunity to enjoy the charm of village life in a truly enchanting setting. No chain

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:









Laing Bennett

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