High Street

Dymchurch Romney Marsh TN29 0LD

- Historic Detached Family Home
- Four Bedrooms & Attic Room
- En Suite Facilities To Two Further Bedrooms
- Bespoke Kitchen/Breakfast Room
- Large Rear Garden
- Located In The Heart Of The Village
- Dressing Room & En Suite Shower Room
- Four Reception Rooms & Home Office
- Separate Utility Room
- Ample Off-Road Parking

Asking Price £650,000 Freehold

Mapps Estates are delighted to bring to the market this impressive and historical detached period home situated opposite St Peter & St Paul's church in the heart of Dymchurch village. Believed to date back to the 1800s and originally known as Laburnum Cottage, Willowdeck was once the home of the composer Sir Edward Elgar's great-grandparents, and in the past has served as a sweet shop and general store, Ellis's Tea Garden around the time of the First World War, and even an estate agent's shop! The property now presents as a spacious and modern four bedroom family home, boasting four reception rooms and a home office, a bespoke kitchen/breakfast room, a separate utility room, a master bedroom with dressing room and en suite shower room, three further bedrooms (two with en suite facilities), a family bathroom and a large attic room. The property also enjoys a large rear garden and ample off-road parking. An early viewing comes highly recommended to fully appreciate everything this unique family home has to offer.

Located conveniently within walking distance of Dymchurch's sandy beaches and high street. The village has a small selection of local shops and cafes together with a Tesco mini-store, primary school, doctors' surgery and Village Hall. Secondary schools are available in both New Romney and nearby Saltwood and both boys' and girls' grammar schools in Folkestone. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are all easily accessed by car. High Speed Rail Services to London St Pancras are available from Folkestone West station (approximately 50 minutes' travelling time) and Ashford International (less than 40 minutes' travelling time).

Ground Floor:

Front Entrance Porch

With pitched roof canopy over, solid wood front door with inset glazed panels, opening to reception hall.

Reception Hall 17'5 x 13'

With front aspect UPVC double glazed sash window with bespoke fitted shutters, fitted doormat, radiator, open doorways leading through to living room and dining room.

Dining Room 17'2 x 15'2
With front aspect UPVC double glazed sash window with bespoke fitted shutters, feature exposed brick wall, alcove storage space, radiator, open doorway to inner hallway, door to home office.

Home Office/Play Room 9'1 x 8'11
With front aspect UPVC double glazed sash window with bespoke fitted shutters, cupboard housing gas meter, cupboard housing electric meter and consumer unit, radiator.

Living Room 20'1 x 13'10
With rear aspect UPVC double glazed French doors opening to patio and garden, feature exposed brick fireplace with oak mantel over and inset cast iron log burner, two ceiling vents, two wall light points, understairs store cupboard, radiator, door opening to kitchen/breakfast room, side aspect UPVC double glazed French doors opening to conservatory,

Conservatory 12'3 x 9'6
With front aspect UPVC double glazed windows, rear aspect UPVC double glazed windows and French doors opening to patio and garden, frosted double glazed pitched roof, tiled floor, wall light point, radiator.

Kitchen/Breakfast Room 17' x 13'4
With side aspect UPVC double glazed window and rear aspect window and sliding door opening to patio and garden, bespoke fitted kitchen comprising a generous range of wooden store cupboards, display cabinets, shelves and drawers, granite worktops and upstands, inset ceramic Butler sink with mixer tap and recessed downlighters over and integral drainer to worktop, six-burner Rangemaster cooker with granite splashback and extractor over, integrated dishwasher and fridge/freezer, feature exposed brick wall, Amtico tile effect LVT flooring, recessed downlighters, plinth fan heater, ceiling vent, opening to inner hallway.

Inner Hallway
With stairs to first floor landing, Vent Axia control panel, heating thermostat, ceiling vent, recessed downlighter, open doorway to dining room and door to utility room.

Utility Room 12'10 x 8'10
With UPVC frosted double glazed window, wash hand basin with mixer tap over and drawers under, WC, wall-mounted Vaillant gas-fired boiler, heating control panel, space and plumbing for washing machine and tumble dryer, space for additional fridge/freezer, fitted double airing cupboard housing pressurised hot water cylinder, ceiling vent, recessed downlighter, wood effect vinyl flooring, radiator.

First Floor:

Landing
With a central staircase opening to a spacious landing with feature exposed timbers and glazed balustrade panels, door accessing stairs to attic room, ceiling vent, two wall light points, rear aspect UPVC double glazed window, radiator.

Principal Suite comprising:

Bedroom 13'9 x 11'3
With front aspect UPVC double glazed window with bespoke fitted shutters, recessed storage spaces, ceiling vent, radiator, feature exposed timbers, radiator, open doorway through to dressing room.

Dressing Room 12'9 x 9'9
With front aspect UPVC double glazed window, two air vents, radiator, door to en suite shower room.

En Suite Shower Room 9'5 x 8'11
With UPVC frosted double glazed window, multi-function shower/bath enclosure with 'Jacuzzi' style bath, multi-jet shower, built-in speakers and steamer function, twin wash hand basins with mixer taps and tiled splashback over and drawers under, WC, ceiling vent, recessed downlighter, chrome effect heated towel rail, Amtico wood effect LVT flooring.

Bedroom 13'9 x 11'7
With front aspect UPVC double glazed window with bespoke fitted shutters, feature exposed timbers, recessed fitted double wardrobe, ceiling vent, radiator, door to en suite cloakroom with WC, wash hand basin with mixer tap and tiled splashback over and drawers under, recessed downlighters, ceiling vent and wood effect vinyl flooring.

Bedroom 13'2 x 12'
With rear aspect UPVC double glazed window looking onto garden with bespoke fitted shutters,

recessed fitted double wardrobe, ceiling vent, radiator, door to en suite cloakroom with WC, wash hand basin with mixer tap and tiled splashback over and drawers under, recessed downlighters, ceiling vent and wood effect vinyl flooring.

Bedroom 16'7 x 10'3

With restricted head height, rear aspect UPVC double glazed window looking onto garden, two air vents, recessed downlighters, radiator.

Family Bathroom 9'11 x 7'3

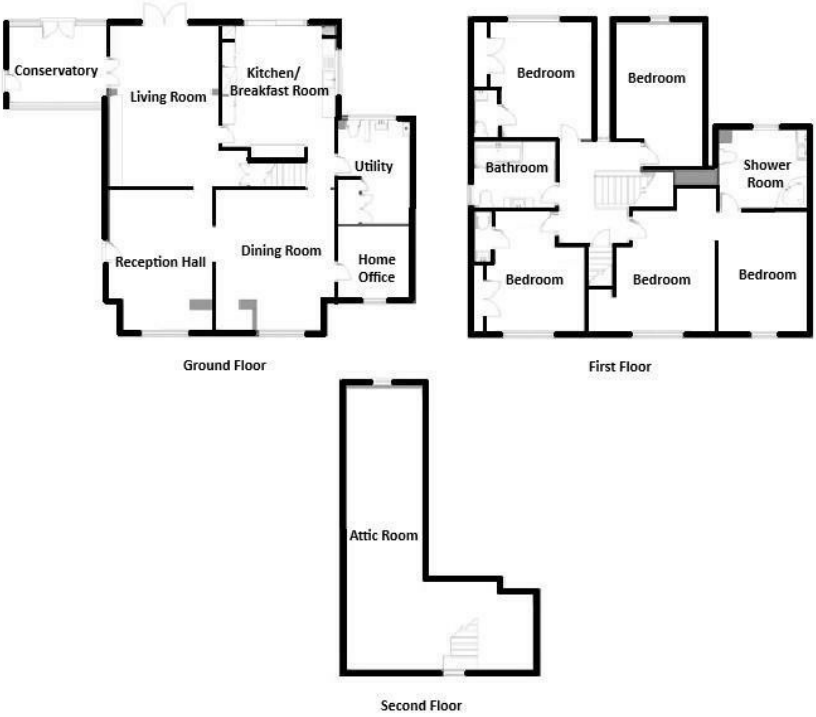
With side aspect UPVC double glazed window with distant countryside view, shower bath with mixer tap, rainfall shower with separate hand-held shower attachment, shower screen and tiled walls over, wash hand basin with mixer tap and tiled splashback over and drawers under, recessed downlighter, WC, shaver point, two wall light points, chrome effect heated towel rail, Amtico wood effect LVT flooring.

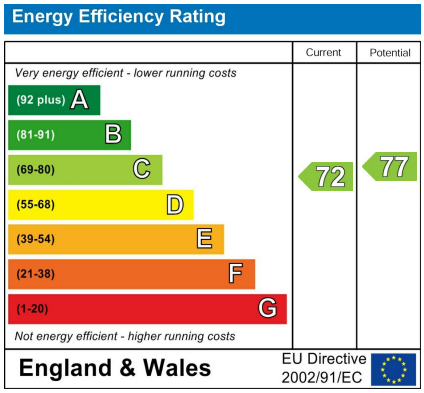
Attic Room 29'9 x 20' (max points)

A large 'L' shaped room with restricted head height which could serve as an occasional bedroom, teenager's gaming den or hobby room, rear aspect UPVC double glazed window looking onto garden and with a sea glimpse, front aspect UPVC double glazed window, two air vents, recessed downlighters, access to loft storage space, four radiators.

Outside:

To the front of the property is a large brick block paved driveway with 0ff-road parking space for four/five cars, with a raised border to one side, an outdoor wall light and tap, and a double power point. Wooden double gates and a personal gate to the side open onto the rear garden, an additional brick block paved parking area and a double concrete hardstanding. Please note, there is lapsed planning permission for the erection of a double garage. The generous east-facing rear garden has been mostly laid to lawn with mature well-stocked borders and a rockery to one corner. A large, paved patio runs along the rear of the house with outdoor lighting; there is also a brick-built barbeque station with a granite worktop.





Local Authority Folkestone & Hythe District Council
Council Tax Band E
EPC Rating C

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.