



**Rivulet House Canterbury Road, Lyminge - CT18 8HT**

Guide Price **£625,000**

Approximate Gross Internal Area = 156 sq m / 1679 sq ft

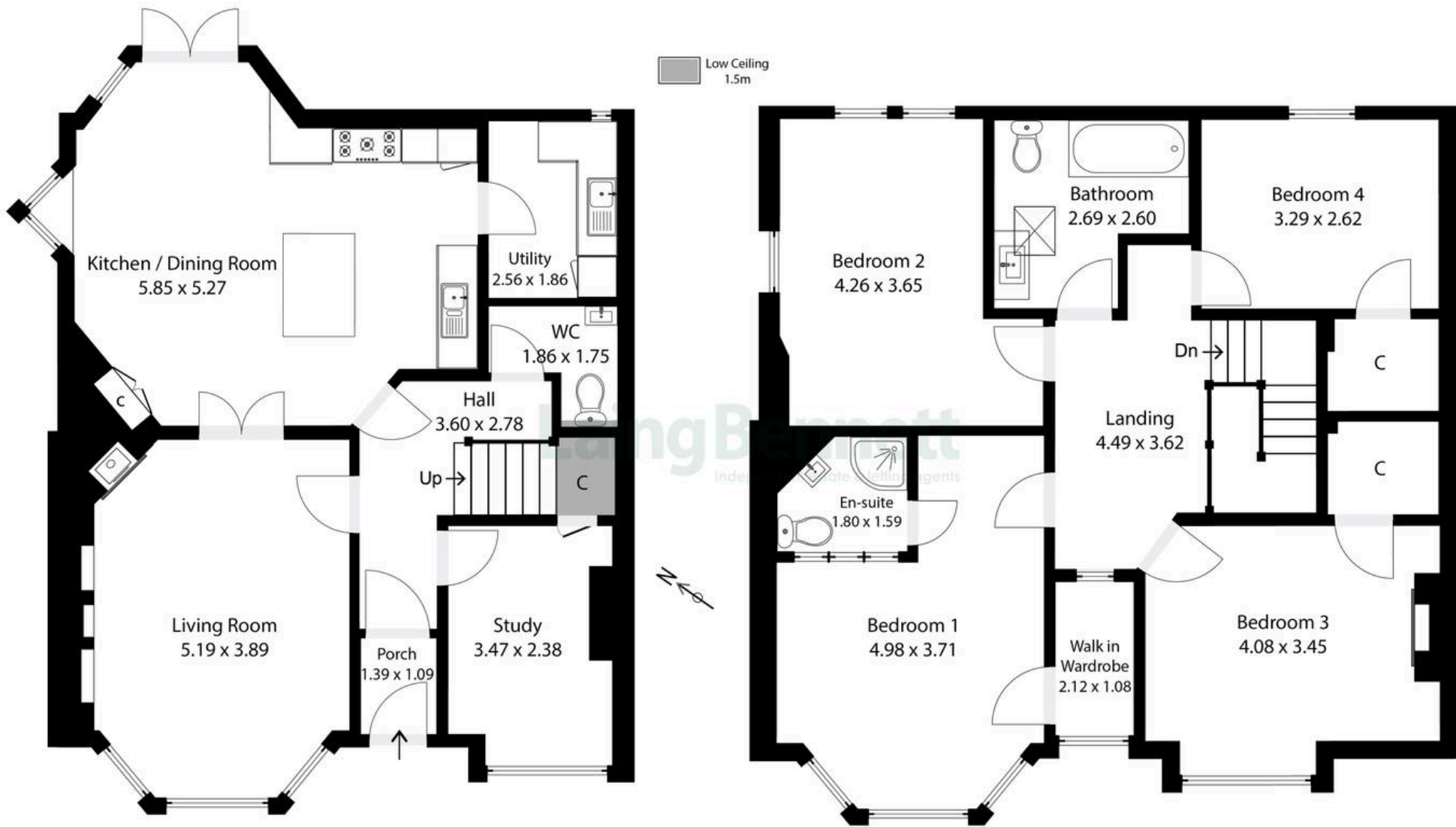


Illustration for Identification purposes only. Measurements are approximate. Dimensions given are between the widest points.  
Not to scale. Outbuildings are not shown in actual location.

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## Rivulet House Canterbury Road

Lyminge, Folkestone

An elegant and immaculately presented four bedroom period home, beautifully blending, charming character features with a sympathetic contemporary style. Situated in the heart of the vibrant village of Lyminge, this impressive home offers generous and versatile accommodation ideal for modern family living. The ground floor welcomes you with an entrance porch with an original decorative internal door leading into a reception hall, a delightful living room with a bay window and a feature fireplace, plus a superb kitchen/dining room that forms the heart of the home, perfect for everyday living and entertaining. Additional ground floor spaces include a utility room, study or playroom and a cloakroom/WC. Upstairs, the property continues to impress with a spacious landing, main bedroom featuring a walk in wardrobe and en suite, two further bedrooms also benefiting from walk-in wardrobes, a fourth bedroom, and a family bathroom. Outside, the home enjoys an attractive frontage and a charming enclosed rear garden complete with a useful garden room/store, sun terrace with pergola over, making this the ideal space for relaxing. A driveway to the rear offers convenient parking for one vehicle and there are two further parking spaces in the privately owned lane.

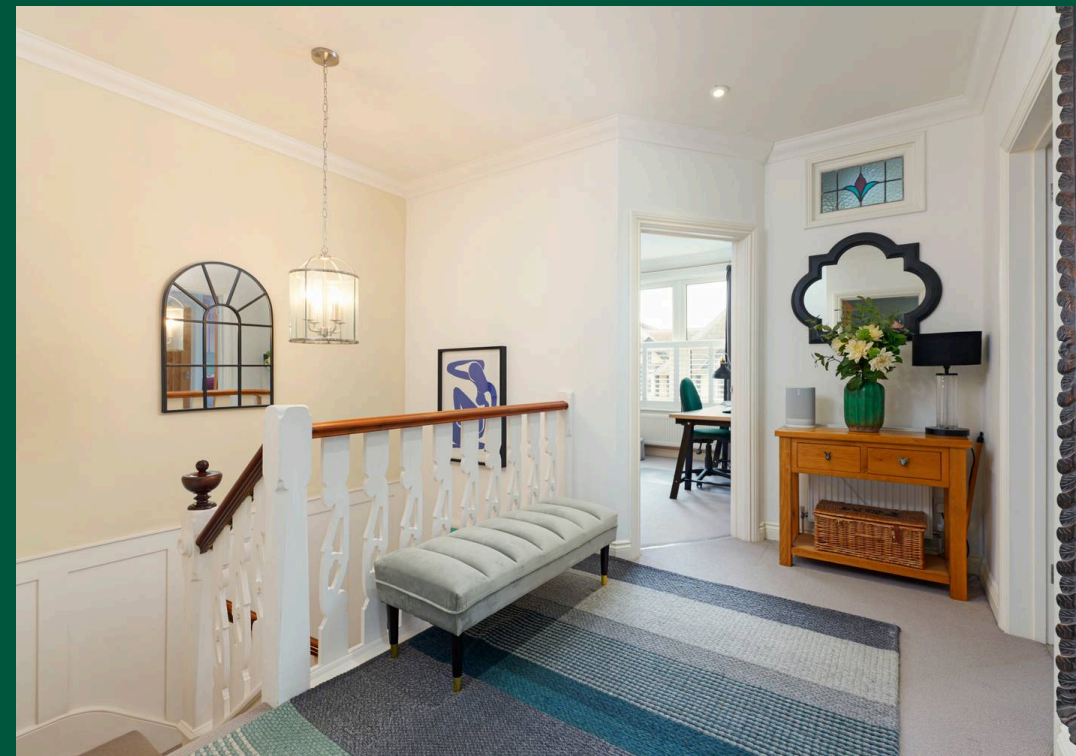
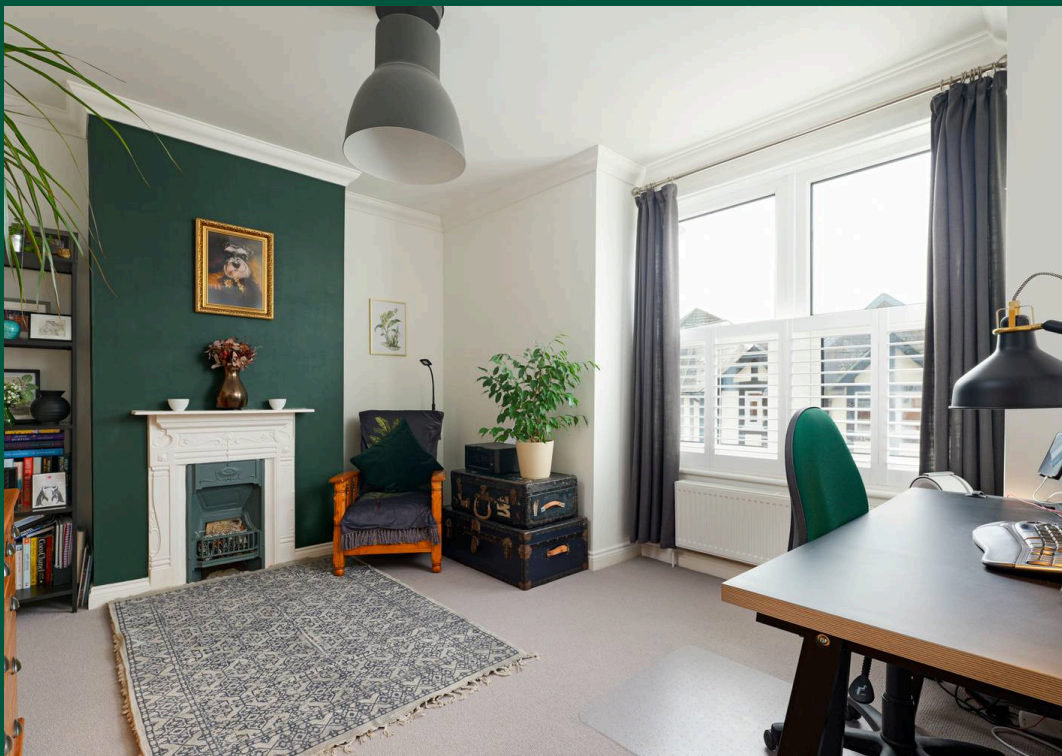
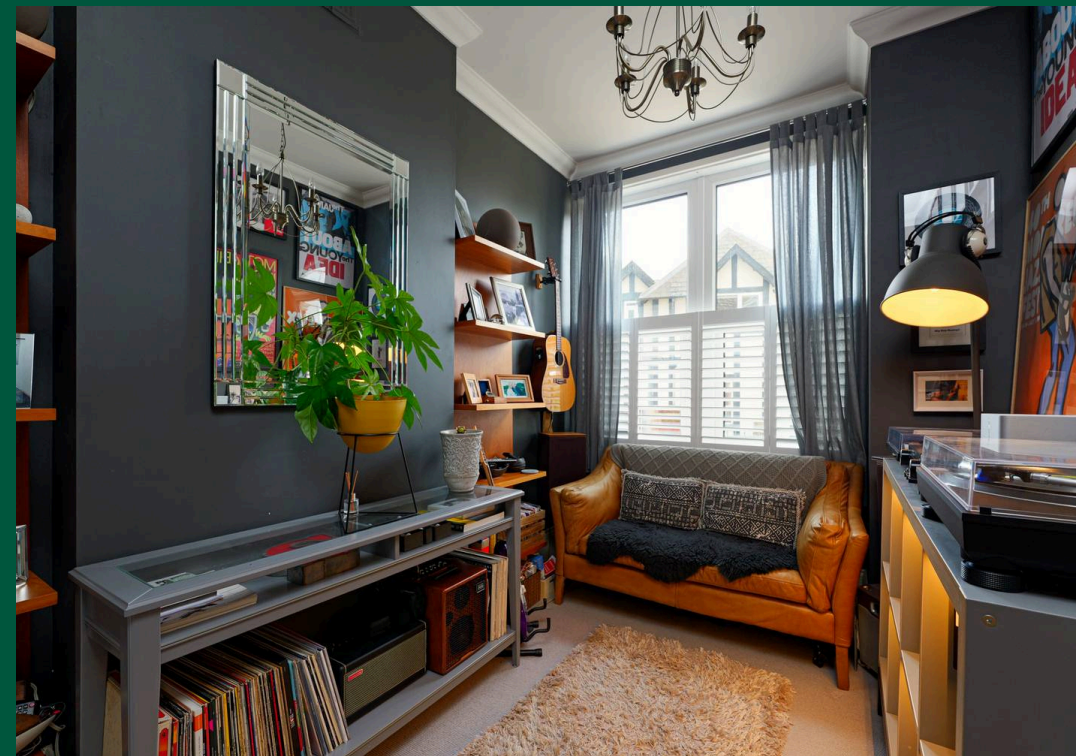
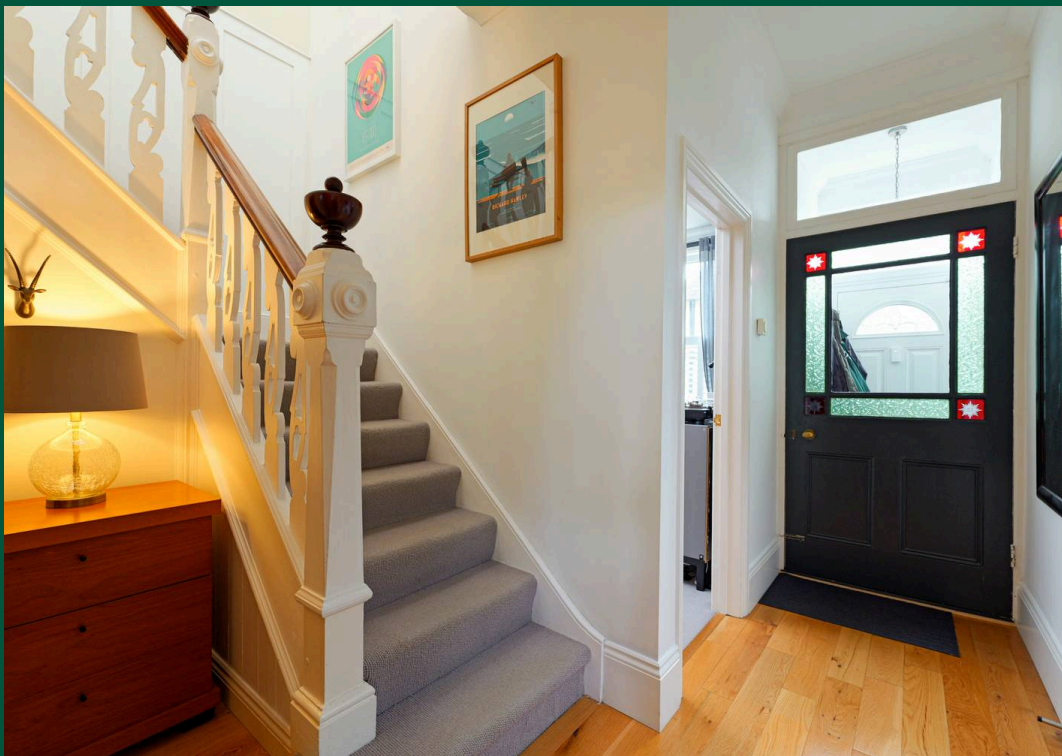
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:









## Laing Bennett

Laing Bennett Ltd, The Estate Office, 8 Station Road – CT18 8HP

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