



**Old Robus Canterbury Road, Lyminge - CT18 8JW**

Guide Price **£1,100,000**

Approximate Gross Internal Area = 320 sq m / 3444 sq ft  
Annex = 92 sq m / 990 sq ft

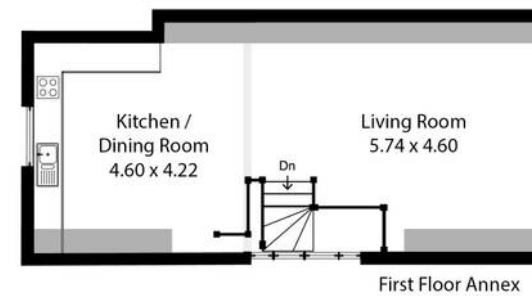
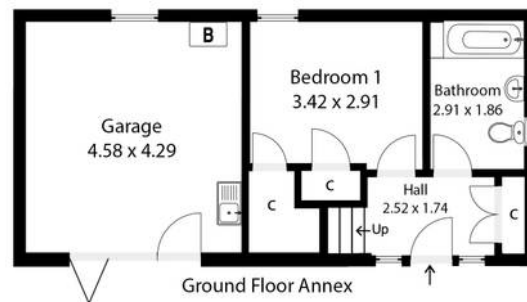
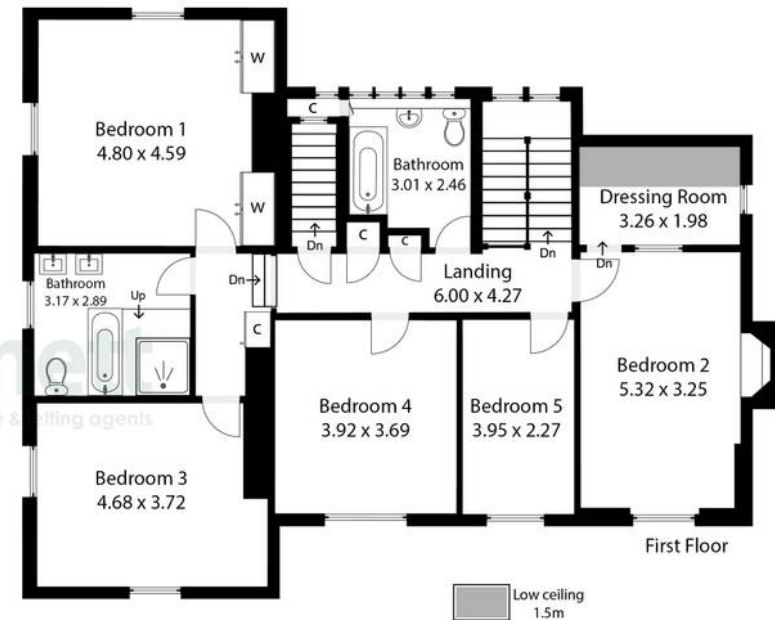
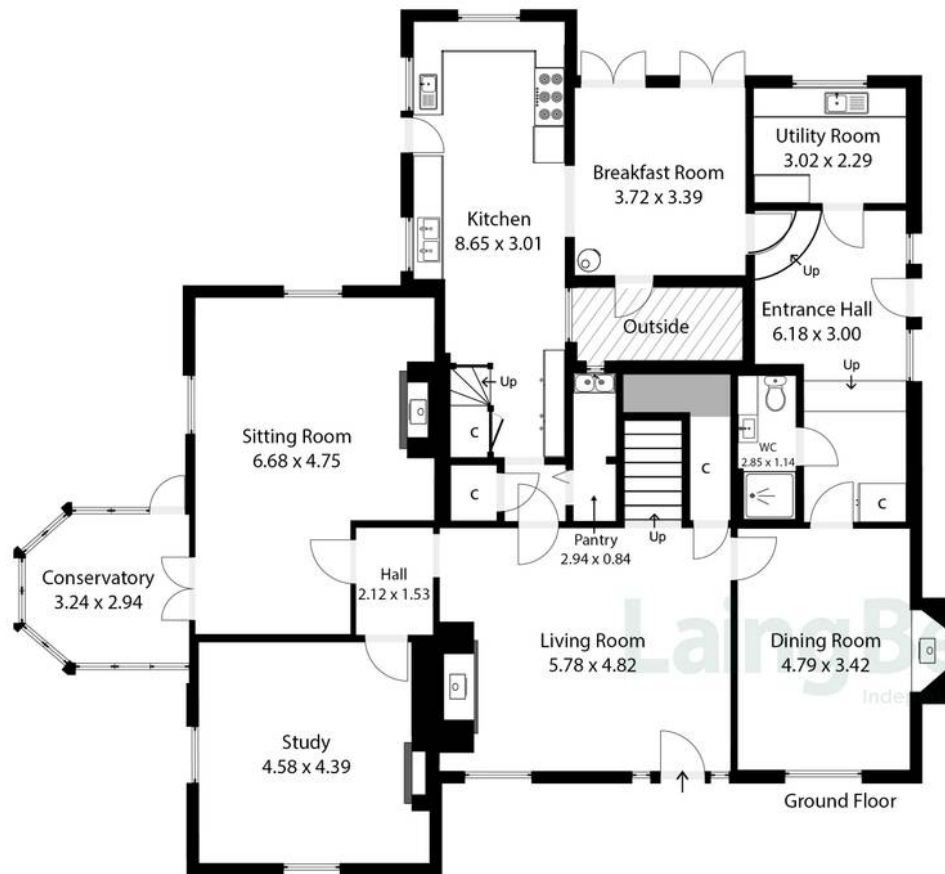


Illustration for Identification purposes only. Measurements are approximate. Dimensions given are between the widest points.  
Not to scale. Outbuildings are not shown in actual location.  
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## Old Robus Canterbury Road

Lyminge, Folkestone

A prominent and historic Grade II listed village residence. This exceptional home combines Tudor origins with Victorian refinement, creating a residence of remarkable character and scale. The original Tudor structure is believed to date from circa 1560, with the later Victorian brick addition constructed around 1895. Together, they form a substantial and architecturally rich property extending to approximately 320 sq m. Inside, the house offers five reception rooms, five bedrooms, and three bathrooms, providing versatility for modern family living. A wealth of period features is showcased throughout, including original flooring, exposed beams, two staircases, and large inglenook fireplaces, all contributing to its historic charm. The farmhouse-style kitchen is complemented by a breakfast room with a wood-burning stove and two sets of double doors opening onto the garden. Practical additions include a pantry and utility room. A detached one-bedroom Coach House/Annexe offers valuable flexibility - ideal as guest accommodation, a private workspace, multi-generational living, or as a rental opportunity to generate income. Gas central heating in both the house and annexe. The property is approached via a sweeping driveway, providing ample parking alongside the garage. The front garden is beautifully presented with a low-level wall, Beech hedges at the side and Hornbeam and Yew at the front. To the rear, the garden offers a delightful private oasis.

Council Tax band: G. Tenure: Freehold.

EPC Energy Efficiency Rating: D. EPC Environmental Impact Rating:









# Laing Bennett

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