



Wellfield Church Road  
Lyminge, Folkestone, CT18 8EH  
£500,000

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# Wellfield

Charming and characterful semi-detached home enjoying elevated views over the village green and towards the picturesque church.

## Situation

Situated just off the Highstreet in the heart of Lyminge, a bustling and popular village offering a wide range of local amenities including post office and two general stores, hairdressers and barber, popular tea rooms, Chinese restaurant with takeaway, public house, two doctors' surgeries, church, pharmacy and sought-after pre-school and primary school. There is also an active community hall, sports field, bowls club and library. Bus services run through the centre of the village, providing easy access to the south, to the Channel Tunnel town of Folkestone and the Ancient Cinque Port Town of Hythe on the coast, and to the north to the University and cathedral city of Canterbury. These all offer an excellent range of shopping, recreational and educational facilities, including top ranking Grammar and Independent Schools, together with high-speed main line train services to London St. Pancras. A little further afield will be found the expanding business centre of Ashford, from where the capital may be reached in some 37 minutes.

## The Property

This charming semi-detached home offers a wonderful blend of character, space and outlook, with high ceilings and period features enhancing the overall feel throughout. A welcoming entrance hall, complete with a deep understairs cupboard and cloakroom/WC, leads through to the principal living areas, with a beautiful winding staircase rising to the first floor. The sitting room is particularly attractive, enjoying delightful views over the village field and across Lyminge, complemented by a feature fireplace. A separate family room also benefits from similar views, providing flexible living space. To the rear, the kitchen is stylishly appointed with navy blue units and marble-effect worktops, offering space for white goods and a clean, contemporary finish. Leading from here is a delightful dining room, full of charm, with a brick-built open fireplace and traditional built-in cupboards that add warmth and character.

Upstairs, a generous galleried landing leads to three well-proportioned double bedrooms, all with built-in wardrobes, two of which enjoy particularly fine views. The luxurious family shower room has been beautifully updated in keeping with the period of the property, creating a superb blend of old and new.

## Outside

To the rear, the property enjoys a paved courtyard garden, enclosed and well stocked with established border beds, creating a private and peaceful setting with views towards the attractive field church. To the front, an elevated garden provides a wonderful vantage point to sit and relax while taking in the far-reaching views over the village field and surrounding area. In addition, there is a garage which has been adapted to provide a highly useful storage or hobby room, offering excellent versatility.

## Services

All services are understood to be connected.

## Local Authority

Folkestone and Hythe Council

## Tenure: Freehold

## Current Council Tax Band: E

## EPC Rating: D

## Agents Note

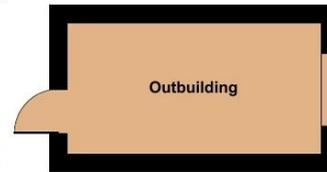
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



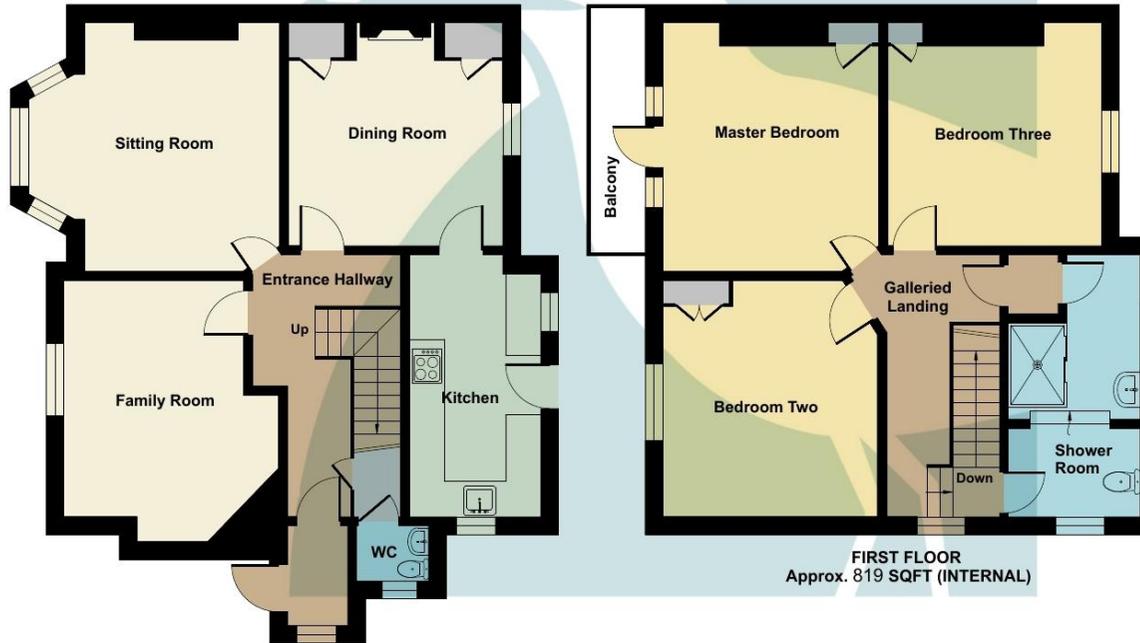
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Total Approximate Area = 1468 sq ft / 136.3 sq m  
 Outbuilding = 104 sq ft / 9.6 sq m  
 For identification only - Not to scale



OUTBUILDING  
 Approx. 151 SQFT (INTERNAL)



GROUND FLOOR  
 Approx. 886 SQFT (INTERNAL)

FIRST FLOOR  
 Approx. 819 SQFT (INTERNAL)

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Colebrook Sturrock 2014 Limited. REF: 1431667

Entrance Porch

Entrance Hallway

Sitting Room

14' 5" x 13' 10" (4.39m x 4.21m)

Family Room

14' 7" x 12' 4" (4.44m x 3.76m)

Dining Room

12' 5" x 12' 0" (3.78m x 3.65m)

Kitchen

14' 9" x 7' 5" (4.49m x 2.26m)

Galleried Landing

Bedroom One

13' 9" x 12' 0" (4.19m x 3.65m)

Bedroom Two

13' 1" x 12' 5" (3.98m x 3.78m)

Bedroom Three

12' 0" x 10' 10" (3.65m x 3.30m)

Family Shower Room

Outbuilding/Garage

14' 3" x 7' 4" (4.34m x 2.23m)

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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