



Tralee, Stelling Minnis - CT4 6AQ

Guide Price **£695,000**

Tralee, Stelling Minnis, Canterbury, CT4

Approximate Area = 1104 sq ft / 102.5 sq m

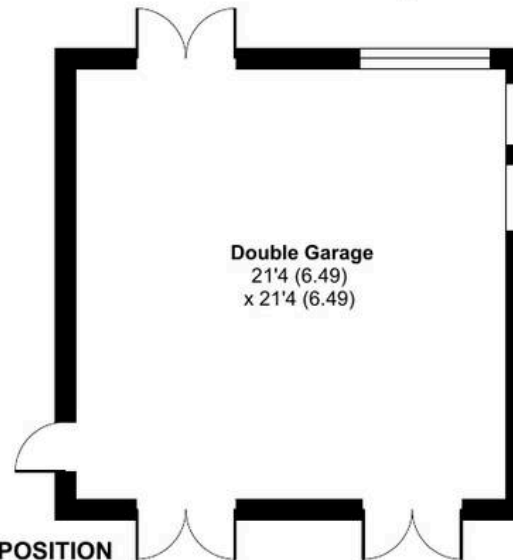
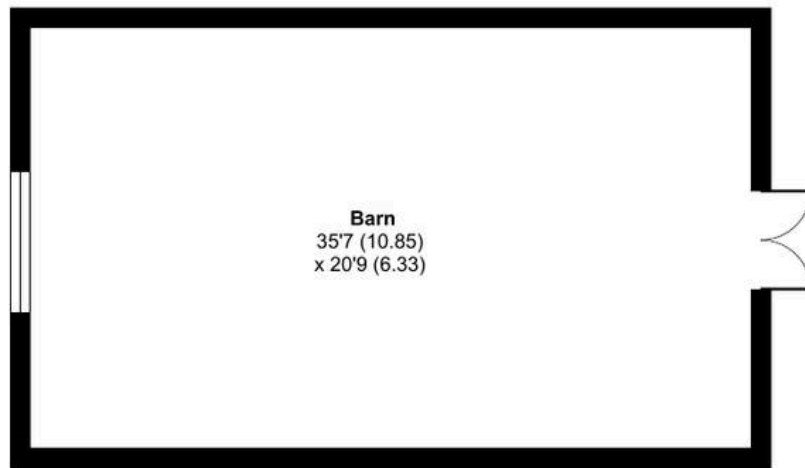
Annexe = 247 sq ft / 22.9 sq m

Garage = 453 sq ft / 42 sq m

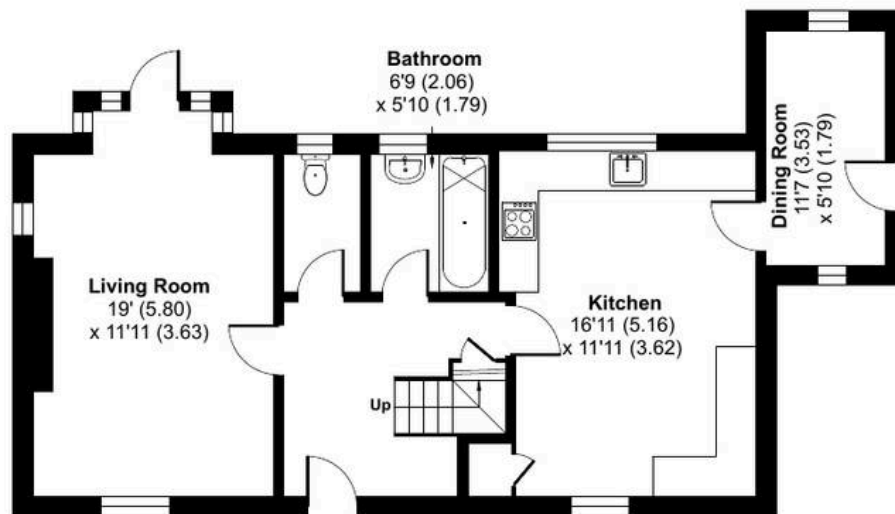
Outbuilding = 1061 sq ft / 98.5 sq m

Total = 2865 sq ft / 265.9 sq m

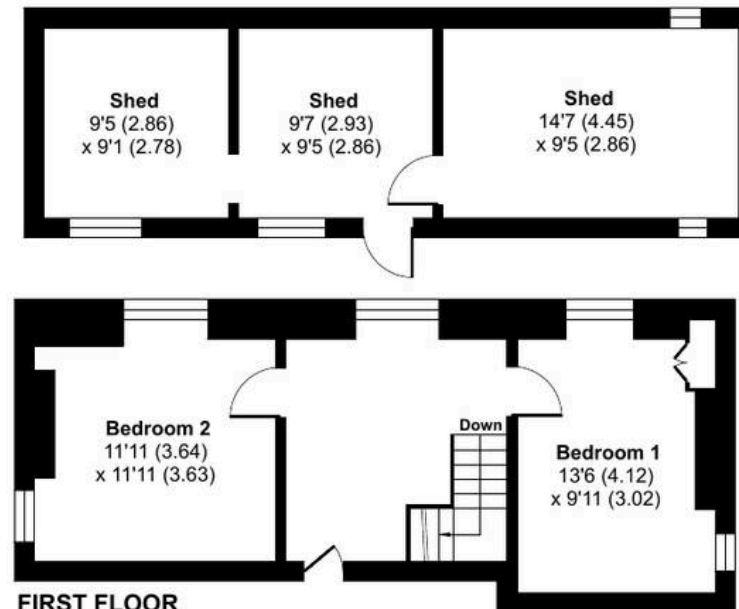
For identification only - Not to scale



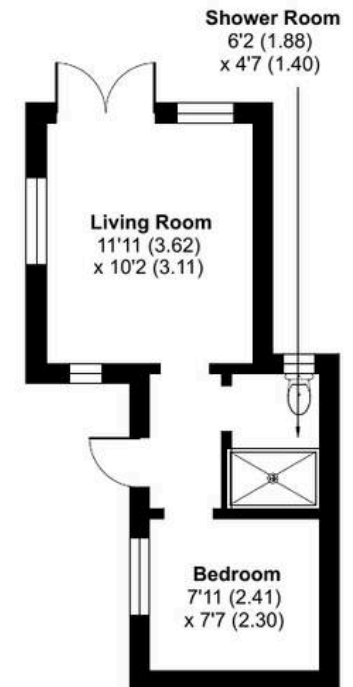
NOT SHOWN IN ACTUAL LOCATION / POSITION



GROUND FLOOR



FIRST FLOOR



ANNEXE





Tralee

Stelling Minnis, Canterbury

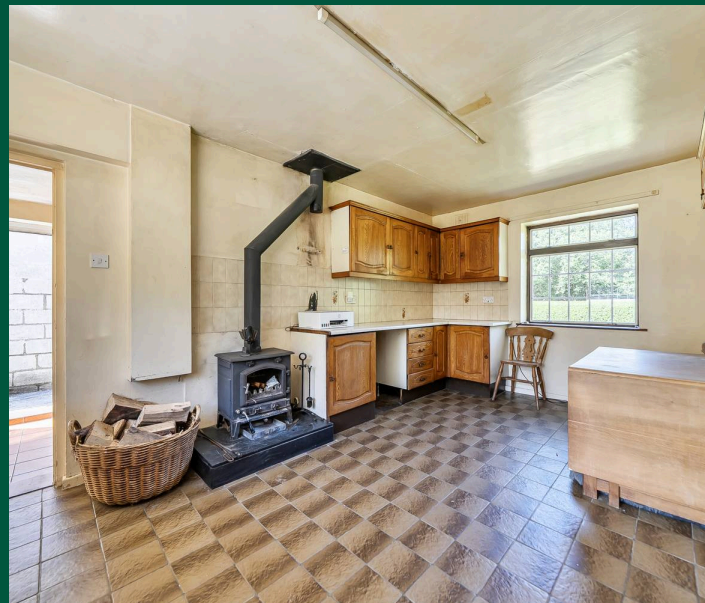
Nestled at the end of a small private lane in the heart of this highly desirable village, will be found this charming detached home which occupies a secluded plot of approximately one acre. The mature gardens adjoin beautiful Minnis land and offers an exceptional sense of peace and privacy. Surrounded by nature, the property offers a rare opportunity to create a dream countryside retreat, with scope to update and personalise throughout. Further enhancing its appeal are a self-contained annexe, a substantial barn and a block of three useful stores, providing outstanding versatility for multi-generational living, home working, hobbies or storage. Offering unrivalled tranquillity, generous outside space and endless potential, this is a truly special home in an idyllic rural setting.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:





**Laing
Bennett**
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Laing Bennett

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DISCLAIMER – These details are for guidance only and do not form part of an offer or contract. Measurements are approximate. Laing Bennett Ltd and the Vendor/Landlord accept no liability. Services and appliances are untested. Applicants must make their own checks. Items shown may not be included. No staff have authority to give warranties.