



1 Stelling Church Cottages, Stelling Minnis - CT4 5PT

Guide Price **£495,000**

Approximate Gross Internal Area = 96 sq m / 1033 sq ft

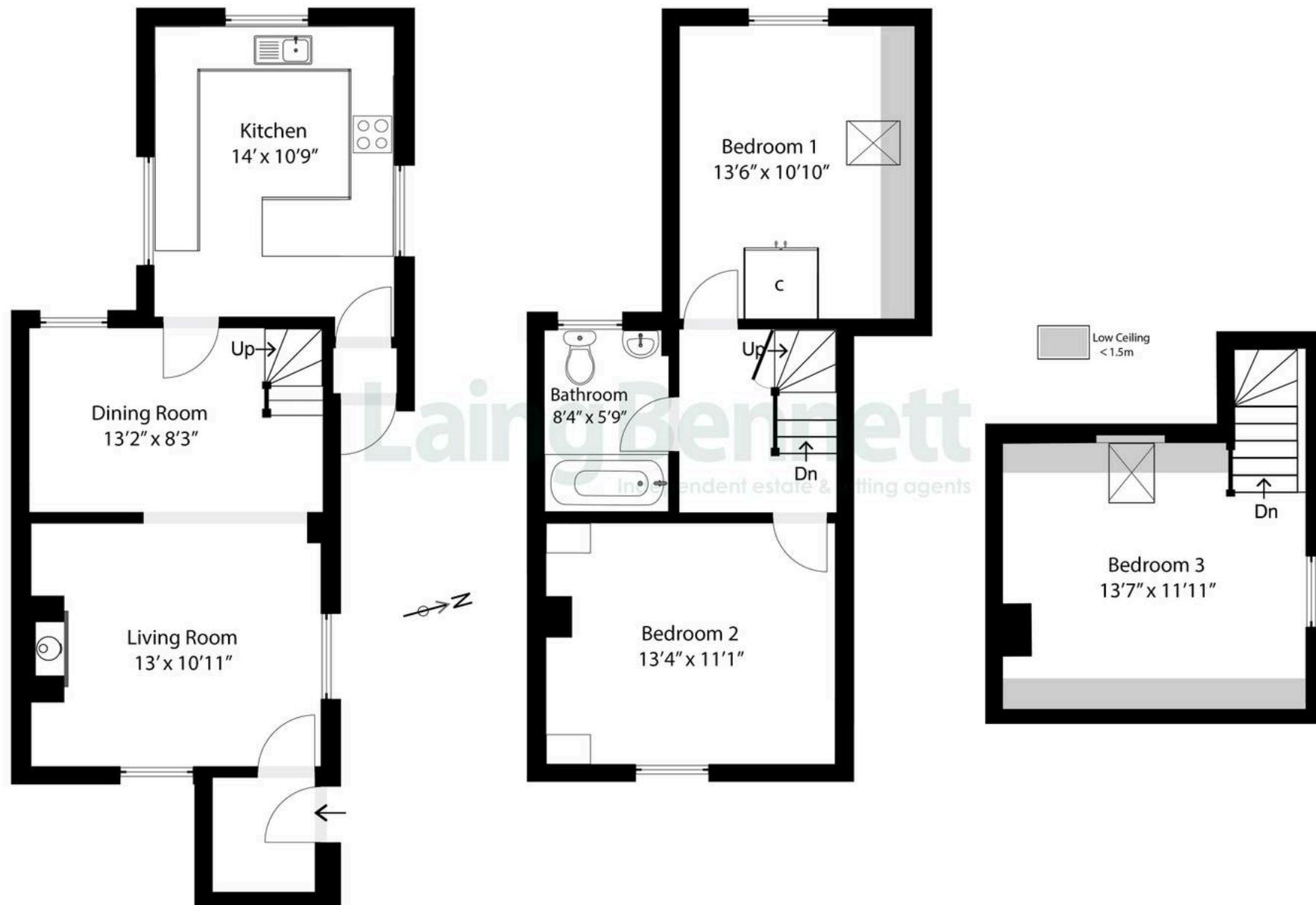


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.

Not to scale. Outbuildings are not shown in actual location.

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1 Stelling Church Cottages

Stelling Minnis, Canterbury

This charming three-bedroom cottage is situated in a picturesque rural location. Set in a hamlet of houses and Stelling Minnis Parish Church, with stunning countryside views. The property offers a wonderful blend of character and comfort. The home opens into a welcoming entrance hall leading to a cosy living room, complete with a wood-burning stove set in a brick fireplace. Natural light pours in through twin windows, highlighting the warm tones of the wood flooring. Open to the dining room and door to the kitchen boasting sleek white countertops, grey and wooden cabinetry, and a peninsula breakfast bar. Upstairs, two double bedrooms and a well-appointed bathroom, while the top-floor bedroom provides flexible space for guests or a home office. Outside, an attractive frontage with a manicured hedge gate and path to the front door and side access. To the rear, a long, mature garden with shrub and tree borders, lawn with stepping stone path leading to a vegetable growing area, a shed and a greenhouse. Driveway to the rear with parking for two/three vehicles. Contact Team LB for more information about this unique home.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E













Laing Bennett

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