



Price

£700,000

Freehold

High Street, Minster, Ramsgate, Kent,
CT12

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Minster Station	0.2 miles
Dover Docks	20.4 miles
Channel Tunnel	30 miles



Originally built in 1535, this Grade II Listed detached residence is full of history and delightful period features with flexible accommodation and the potential for a self-contained annexe.



Grade II listed detached house originally built in 1535

Incredible period features throughout, including exposed beams and working fireplaces

Flexible accommodation over 3 floors with annexe potential

Surprisingly spacious rear garden with patio, terrace and pond

Driveway and double garage

Central village location for shops, pub and train station





Originally built in 1535 this Grade II Listed detached residence is steeped in history and flexible potential, including a self-contained annexe. With its Kent peg tiled roofs, chimneys, multi-pane sash windows and varied patterned external brick walls it has an interesting frontage and is approached via a private driveway leading to a double garage and the period oak front door. The characterful living room has ceiling beams, a feature flint wall, sculptured half-height wall panelling, a brick fireplace at one end and a superb inglenook with a working fire at the other. The kitchen includes terracotta floor tiles, a beamed ceiling, a pantry/store cupboard, bespoke units with various appliances, a new sink and Quooker tap and is open to the conservatory that has a feature brick wall and French doors to the rear terrace. This has rear access to the potential annexe currently with a utility, cloakroom and family/ snug areas with beamed ceilings, a brick fireplace and external front door.

The upstairs corridor incorporates fascinating wall beams and a stained glass window and leads to a contemporary family

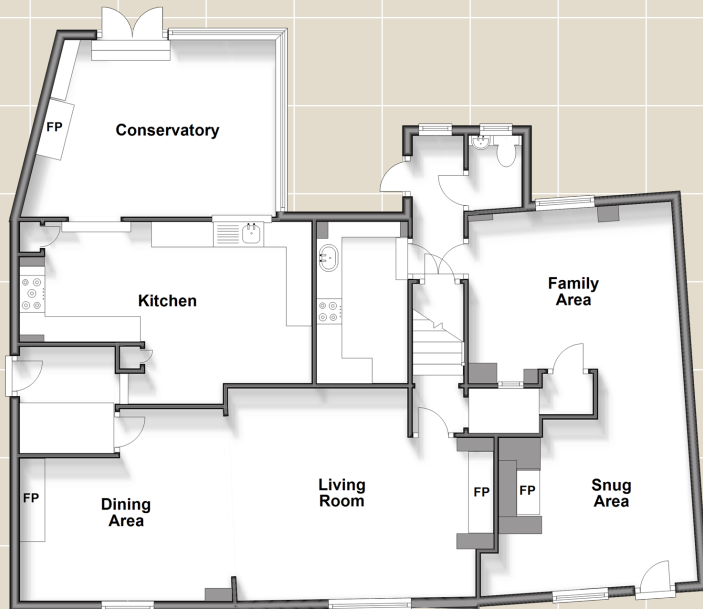
bathroom and three double bedrooms, including the main with ensuite shower plus a room with a shower cubicle currently used as a dressing room. On the second floor there is a dual aspect bedroom with vaulted ceiling and Velux windows. A large stepped crazy paved patio in the rear garden spans the width of the property. There is also a small lychgate to the driveway, a garden shed, a large fenced flower bed and a goldfish pond with a bridge leading to a lawn and decked terrace surrounded by trees and shrubs.

*The second kitchen in the property may affect lending, please make your own enquiries

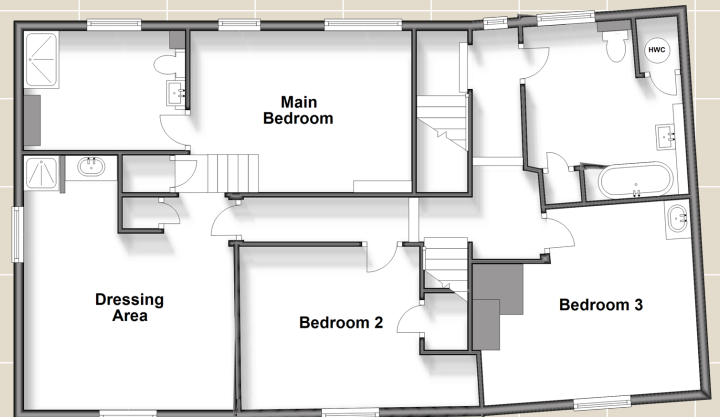
What the owner says...

"We have loved living in this characterful home for the past 20 years. However we need to downsize, although we would like to stay locally as we love the village. Since we have been here, we have created the garden, installed new bathrooms, rewired the property in 2017 and installed a new boiler and new radiators. The flexible accommodation provides for a variety of requirements and it would even be possible to develop a business as it used to be a hair salon. Minster includes a good primary school, a variety of shops, a post office, pharmacy, pubs, doctor and vet surgeries, a recreation ground, a village hall with various activities and a mainline station."

Split Level Ground Floor
Approx. 119.2 sq. metres (1282.7 sq. feet)



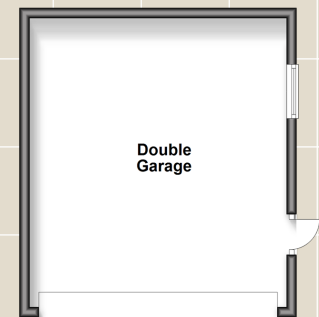
Split Level First Floor
Approx. 98.6 sq. metres (1060.8 sq. feet)



Split Level Second Floor
Approx. 25.5 sq. metres (274.5 sq. feet)



Outbuilding
Approx. 29.2 sq. metres (314.5 sq. feet)



For directions to this property please contact us.

Viewing: Strictly by appointment with Fine & Country's offices in:

Canterbury on 01227 479317

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London office

121 Park Lane, Mayfair, London, W1K 7AG



Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not energy efficient - higher running costs

Current	Potential
58	77