



49 High Street, Hythe, Kent CT21 5AD

NO ONWARD CHAIN



**4 COURT HOUSE
POSTLING COURT, POSTLING**

**£595,000 - £615,000 Freehold
Guide Price**

This impeccably presented Grade II Listed barn conversion enjoys an idyllic situation in the desirable rural village of Postling. Entrance hall, sitting room, dining room/4th bedroom, kitchen/breakfast room, bath and shower rooms, utility room, 3-4 bedrooms. Delightful garden. Double car port and workshop.



4 Court House, Postling Court, Postling CT21 4EX

**Entrance Hall, Sitting/Dining Room, Kitchen/Breakfast Room,
Utility Room, Dining Room/Ground Floor Bedroom, Shower Room,
3 Further Bedrooms, Bathroom
Delightful Garden, Double Bay Car Port, Workshop**

DESCRIPTION

This stunning Grade II Listed barn conversion forms part Postling Court, an exclusive complex of just seven properties including a large Manor House set around a generous lawned courtyard with brick pathways to each property. Postling Court is set within the Kent hamlet of Postling surrounded by farmland and designated as an area of outstanding natural beauty. The property offers well proportioned, beautifully presented accommodation of approximately 1924 sq ft with a wealth of exposed timbers throughout.

The impeccably presented accommodation comprises a welcoming entrance hall leading to the generously sized kitchen/breakfast room, a delightful open plan sitting/dining room, formal dining room/4th bedroom with adjacent shower room, utility room and the inner lobby which leads to the workshop, store room and double bay car port. On the first floor are three bedrooms and a bathroom.

The largely walled garden to the rear is an absolute delight and a credit to the owners who have lovingly created an idyllic and delightfully secluded setting which has been thoughtfully planted for year round interest with the beautiful backdrop of St Mary and St Radegund Church. To the front of the property are well maintained communal gardens and a driveway leading to the double width car port.

SITUATION

The pretty village of Postling is situated at the edge of the North Downs and at the foot of the Elham Valley within idyllic countryside which is classed as an area of outstanding natural beauty. The property is conveniently situated for access to Hythe (approximately 3.5 miles distant) and Lyminge (approximately 2 miles distant).

Lyminge is a well served village with local shops, surgeries, library and well regarded primary school. Hythe enjoys a bustling High Street, with its range of interesting shops, boutiques, restaurants and cafes, together with 4 supermarkets (including Waitrose), doctors surgeries, etc., an attractive, unspoilt seafront, the picturesque Royal Military Canal and a variety of sports and leisure facilities including 2 golf courses and the Hotel Imperial Leisure Centre. The area is fortunate in having particularly good communications with a main line railway station in Saltwood (Sandling 3 miles) and access to the M20, junction 11. The High Speed Link rail service to Stratford and St Pancras is available from Folkestone West (5 miles) and Ashford International (12.5 miles), with journey times of 53 and 37 minutes respectively. The Channel Tunnel Terminal is around 3 miles away the ferry port of Dover is 12 miles away. (All distances are approximate.)

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The accommodation comprises:

ENTRANCE HALL

Staircase to 1st floor, exposed beams, timber effect flooring, access to under stairs storage cupboard, exposed beams, radiators, door to inner lobby, door to:-

SITTING/DINING ROOM

Fireplace recess inset with woodburning stove beneath a timber bressummer beam, double glazed sliding doors opening to and overlooking the garden, timber framed double glazed window to front, exposed beams, radiators.

KITCHEN/BREAKFAST ROOM

Fully fitted with a range of base cupboard and drawer units incorporating integrated Bosch oven, square edged worksurface inset with 1 ½ bowl stainless steel sink and drainer unit with mixer tap, Hotpoint ceramic hob with extractor hood above, Bosch freestanding fridge/freezer, coordinating wall cupboards and display cupboards, timber framed double glazed window overlooking the garden, exposed beams, timber effect flooring, open to **Breakfast room** Timber framed double glazed window overlooking the garden, radiator, timber effect flooring.

DINING ROOM/BEDROOM 4 (Double)

Timber framed double glazed window to front, exposed beams, radiator.

SHOWER ROOM

Tiled shower enclosure with thermostatically controlled shower, low-level WC with concealed cistern, wash basin with worksurface to either side and cupboards beneath, extractor fan, tiled walls, recessed lighting, timber effect flooring, heated ladder rack towel rail.

UTILITY ROOM

Fitted with a range of base cupboards and drawer units, tiled worksurface, stainless steel sink and drainer unit, coordinating wall cupboards, recess and plumbing housing washing machine (inc.), timber framed

double glazed window to front, tiled floor, double glazed window to front, radiator.

INNER LOBBY

Door to:

WORKSHOP

Half glazed double doors leading out to the rear garden, light and power, two roof lights, door to:-

LOG/STORE ROOM

Light and power, door to the double carport.

FIRST FLOOR LANDING

Access to loft space, Airing cupboard housing hot water cylinder and shelving, exposed beams doors to:-

BEDROOM 1 (Double)

Velux window to front, exposed beams, radiator.

BEDROOM 2 (Double)

Velux window enjoying views across the garden and open parkland beyond, exposed beams, radiator.

BEDROOM 3 (Double)

Velux window enjoying views across the garden and open parkland beyond, radiator, exposed beams.

BATHROOM

Corner bath set into tiled surround with handheld shower attachment, low level WC with concealed cistern, wash basin with work surfaces to either side and cupboards beneath, part tiled walls, exposed beams, obscure glazed Velux window, recessed lighting, heated ladder rack towel rail.



OUTSIDE

REAR

The garden to the rear of the property enjoys a westerly aspect and is enclosed to one side by a ragstone wall supporting an abundance of climbing roses, to the rear boundary by a brick built wall supporting espaliered fruit trees and on the third side by a close boarded timber panelled fence. Directly to the rear of the house is a block paved and paved terrace extending to the remainder of the garden which is laid extensively to lawn with deep borders planted with a wide variety of shrubs, herbaceous and other plants including pittosporum, hebe, irises, choysia, acers, spirea and photinia amongst others. There are also various specimen trees including flowering cherry, acacia and a magnolia. There is a further crazy paved seating area to the centre of the garden and to the far end of the garden a gate gives access to an area housing the gas tank.

FRONT

Shared driveway providing access to the:-

DOUBLE CARPORT

Under a pitched roof with personal door to log/store room. There is further space for parking in front of the carport.

N.B.

The vendor has informed us that there is a charge of approx. £180 per annum for the maintenance of the courtyard lawn and lighting under the name of 'Postling Court Residents Association'.

UTILITIES

Mains water and drainage, electricity, LPG Gas Central Heating.
Water softener included.

COUNCIL TAX

Band F approx. £3134.64 (2023/24)
Folkestone & Hythe District Council.

VIEWING

Strictly by appointment with **LAWRENCE & CO, 01303 266022.**





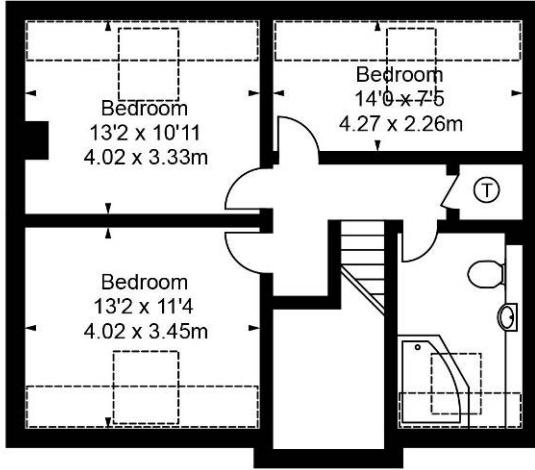
Court House, Postling, CT21

Approximate Gross Internal Area :-

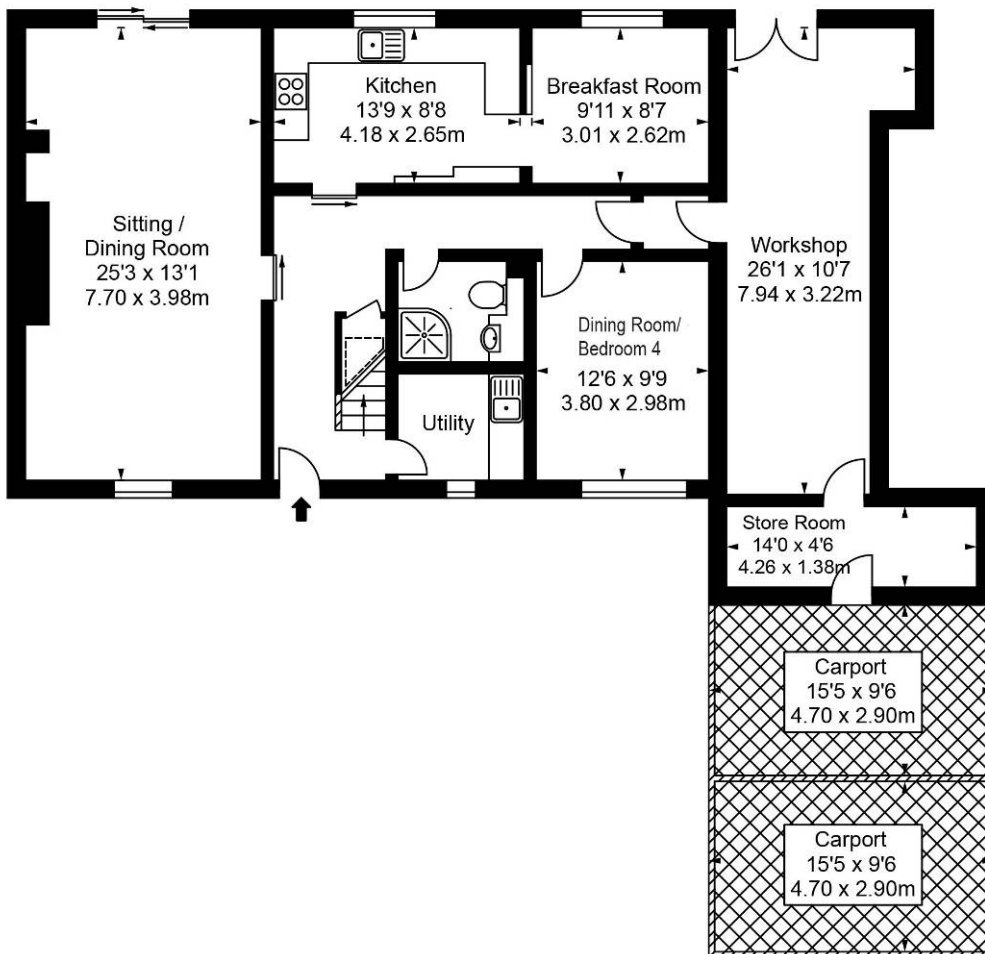
Ground Floor :- 118.88 sq m / 1279 sq ft

First Floor :- 59.92 sq m / 645 sq ft

Total :- 178.8 sq m / 1924 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
floor plan by: www.creativeplanettk.com