



49 High Street, Hythe, Kent CT21 5AD



**3 COURT HOUSE, POSTLING COURT,
THE STREET, POSTLING**

**£500,000 Freehold
No Onward Chain**

This enchanting Grade II Listed barn conversion enjoys an idyllic situation in the desirable rural village of Postling and enjoys comfortable accommodation including a sitting/dining room, kitchen/breakfast room, utility room and three bedrooms. Delightfully secluded garden. Double car port and storeroom.



3 Court House, Postling Court, The Street, Postling CT21 4EX

**Entrance Hall, Sitting/Dining Room, Kitchen/Breakfast Room,
Utility Room, Cloakroom, Three Bedrooms, Bathroom
Delightful Garden, Double Bay Car Port, Storeroom**

DESCRIPTION

This stunning Grade II Listed barn conversion forms part of 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 in an area designated as an area of outstanding natural beauty. The property offers well proportioned accommodation of approximately 1432 sq ft with a wealth of exposed timbers throughout and although requiring some general updating, has the potential to provide a particularly comfortable home.

The accommodation comprises a welcoming entrance hall leading to the generously sized kitchen/breakfast room, a delightful open plan sitting/dining room, utility room with shower and a cloakroom. On the first floor are three bedrooms and a bathroom, one of the bedrooms being well equipped with a desk and bookshelves, currently used as a study.

The 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. To the front of the property are well maintained communal gardens and a driveway leading to the double width car port and adjoining storeroom.

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.)

The accommodation comprises:

ENTRANCE HALL

Entered via a timber panelled door with obscured lozenge shaped window, staircase to first floor with moulded handrail, block

and turned banister rails and terminating in a square new post, access to under stairs storage cupboard, deep storage cupboard, exposed timbers to one wall and ceiling, radiator, doors to:



SITTING/DINING ROOM

Attractive exposed brick chimney breast with gas fire over a brick hearth (formerly fitted with a woodburning stove), full wall of bespoke pine book shelving, exposed timber to one wall, bespoke cabinet for TV equipment, double glazed window to front overlooking the courtyard, double glazed sliding patio doors opening to and overlooking the rear garden, radiator.

KITCHEN/BREAKFAST ROOM

Well fitted with a comprehensive range of base cupboard and drawer units in a contemporary Shaker style incorporating integrated dishwasher and fridge, square edged wood effect worktops with coordinating up stands, inset with four burner gas hob and one and a half bowl stainless steel sink and drainer unit with mixer tap, coordinating wall cabinets with concealed lighting beneath, extractor hood above the hob, full height shelved larder cupboard, wall mounted gas fired Worcester boiler, double glazed window to rear overlooking the garden, radiator.

UTILITY ROOM

Shower enclosure with electric shower, full height storage cupboard, space and plumbing for washing machine, double glazed window to front.

CLOAKROOM

Low-level WC, pedestal wash basin with tiled splashback, shaver point, extractor fan, radiator.

FIRST FLOOR LANDING

Access to loft space, access to airing cupboard housing the factory lagged hot water cylinder, doors to:-

BEDROOM 1

Exposed beams, range of fitted wardrobe cupboards and drawers, double glazed window with views over the garden, radiator.

BEDROOM 2

Exposed beams, double glazed window to front, fitted wardrobe cupboard concealed by sliding doors, radiator.

BEDROOM 3

Currently utilised as a study. Exposed beams, fitted with a range of storage cupboards, drawers, shelving and desk, Velux window to rear, timber effect flooring, radiator.

BATHROOM

Exposed beams, panelled bath with mixer tap and handheld shower attachment, Velux window, wash basin set into worksurface with vanity cupboard below, close coupled WC, localised tiling, shaver point and light, tiled floor, radiator.

OUTSIDE

REAR GARDEN

The garden to the rear of the property enjoys a westerly aspect and is well enclosed by close boarded timber panelled fencing. Directly to the rear of the property is a generous paved terrace extending to the remainder of the garden which is laid to lawn encompassed by sculpted borders thoughtfully planted with a host of shrubs, herbaceous and other plants designed for year-round interest and including camellias, japonica fatsia, roses, bay, corkscrew willow and a variety of others. To the far end of the garden are two timber framed storage sheds and a gate giving rear access to the gas tanks.

OPEN CAR BARN

Providing parking for two vehicles together with a walk-in storage cupboard.

N.B. 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'.

COUNCIL TAX Band E approx. £2780.31 (2024/25) Folkestone & Hythe District Council.

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







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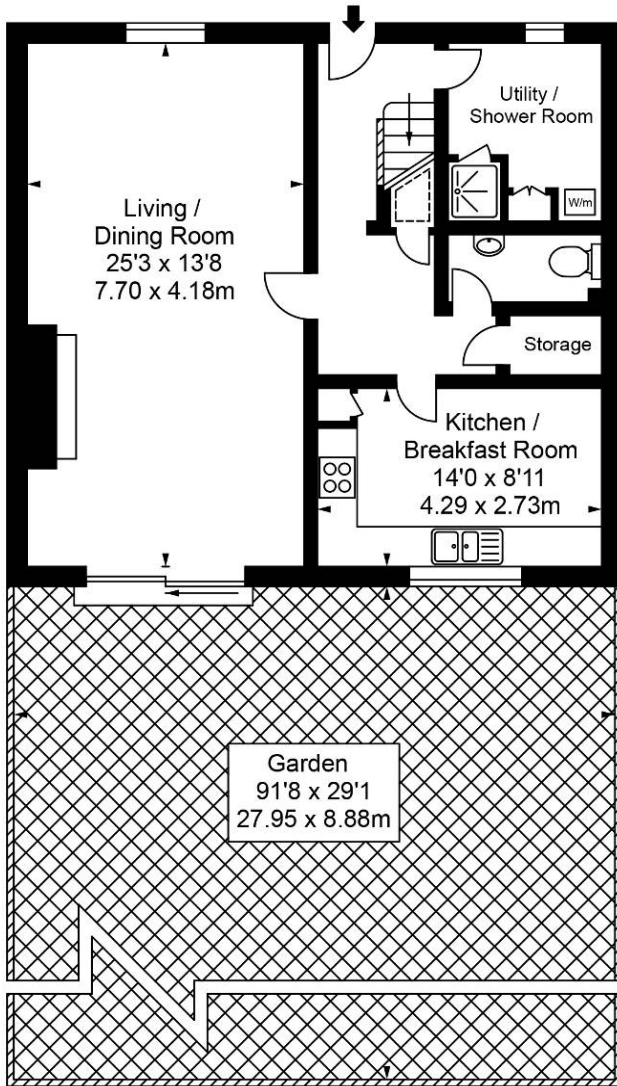
3 Court House, Postling Court, Postling, CT21 4EX

Approximate Gross Internal Area :-

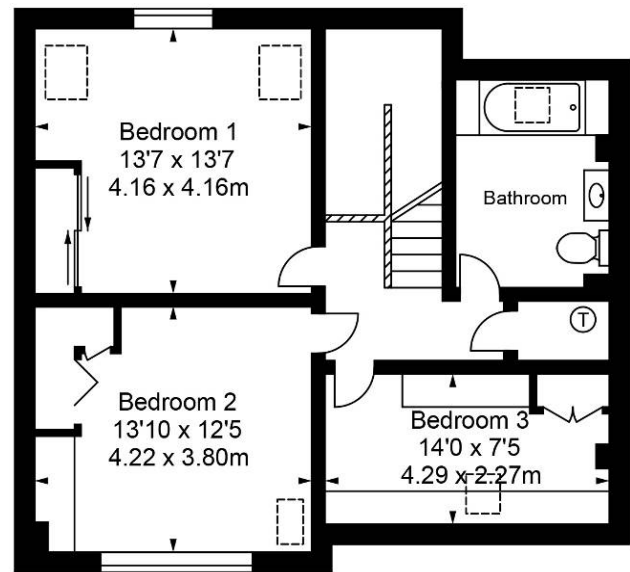
Ground Floor :- 68.49 sq m / 737 sq ft

First Floor :- 64.54 sq m / 695 sq ft

Total :- 133.03 sq m / 1432 sq ft



Ground Floor



First Floor

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