



## Tan-Et Lodge Mount Pleasant, Minster

In Excess of £550,000



# Tan-Et Lodge Mount Pleasant

## Minster, Ramsgate

A One Off Home on Generous Plot Miles and Barr are thrilled to present to the market this four bedroom detached property located on the outskirts of the ever popular village of Minster, Ramsgate. The village itself has a real sense of community and is large enough to offer local shops, a Doctors Surgery, a Veterinary Clinic, two public houses and a microbrewery as well as takeaways and the award-winning Corner House restaurant. Lovers of the countryside will appreciate the area for walking, horse riding and cycling as well as there being several golf courses within a short drive. Those requiring swift access to exit roads from the Thanet area find this a favourable location especially if a daily commute is being made to Canterbury, Whitstable or beyond. Minster has a railway station which connects to Ramsgate and Canterbury West, with fast rail to London St Pancras. The property itself is on a generous plot, and offers accommodation comprising of an entrance porch and hallway, downstairs bathroom, a central dining area, with two double bedrooms, lounge, kitchen and conservatory off of it. Upstairs is a further double bedroom, and a single bedroom/study. Externally the property sits in amongst a lovely enclosed garden, accessed via long sweeping gated driveway, with ample parking. The garden is mainly laid to lawn, with a couple of sheds, detached double garage, chicken coop, pond, and mature trees/shrubs, including fruit trees. The property also has use of solar panels. This home is ideal for a family, and would make a great home, with the outside space and excellent transport links. Call sole agents Miles and Barr today to arrange your viewing!

### Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Miles & Barr, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. | We use a specialist third party service to verify your identity provided by Lifetime Legal. The cost of these







### Entrance

### Bathroom

Dimensions: 2.34m x 1.47m (7'08 x 4'10).

### Dining Area

Dimensions: 4.60m x 3.18m (15'01 x 10'05).

### Conservatory

Dimensions: 3.78m x 3.05m (12'05 x 10'00).

### Lounge

Dimensions: 4.29m x 3.35m (14'01 x 11'00).

### Kitchen

Dimensions: 3.35m x 3.02m (11'00 x 9'11).

### Utility Area

Dimensions: 2.72m x 1.96m (8'11 x 6'05).

### Bedroom One

Dimensions: 3.35m x 3.35m (11'00 x 11'00).

### Bedroom Two / Office

Dimensions: 4.47m x 3.38m (14'08 x 11'01).

### First Floor

### Bedroom Three

Dimensions: 4.78m x 3.38m (15'08 x 11'01).

### Bedroom Four / Study

Dimensions: 2.72m x 2.44m (8'11 x 8'00).







## Miles & Barr

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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: [milesandbarr.co.uk/referral-fee-disclosure](http://milesandbarr.co.uk/referral-fee-disclosure)