



**Church House,  
11 The Street, Appledore, Kent TN26 2BU**



## Church House, 11 The Street, Appledore, Kent TN26 2BU Guide Price £785,000

"Church House" is a quintessentially English attached, Grade II Listed 4 bedroom village property with breath taking hidden gardens, occupying a lovely position beside the church, and is quite simply stunning, a real gem, the like of which rarely comes on to the market. This unspoilt four bedroom property exudes warmth, character and history.

The interior remains largely unchanged and although perfectly liveable, it is clear that with sympathetic modernisation, this cottage could be a very special home indeed. Set tucked back from the street, the beautiful cottage gardens to the rear, which have magnificent views over the church and towards the Military Canal behind, are in perfect harmony with the period and character of the residence, giving it a setting that would grace any Agatha Christie drama. In fact, you can almost picture the famous sleuth pruning the hedging to the front while keeping an eye out on the comings and goings in the village.

It also benefits from double gates at the bottom of the garden which give access to a hard standing for parking and a large timber store. Due to the size of the plot, it would certainly be possible to build a garage or even possibly build an additional home on the site, subject of course to planning.

Viewing is highly recommended to appreciate all that this fascinating period home has to offer.

- Beautiful, unspoilt Grade II Listed attached 4 bedroom village house
  - Situated next to the ancient church in the heart of the village
  - Accommodation extending to about 2,255 square feet in total
    - Now in need of some improvement and modernisation
  - Stunning, large hidden gardens to the rear with vehicular access
- Hard standing for parking / potential for garage or development (stpc)
- Glorious views of the Church and towards Military canal to the rear
  - Tenterden & Rye approximately 6 miles in either direction
- Gusbourne Vineyard, Romney Marshes and Coast all close by. No onward chain

**SITUATION** Church House is in the heart of the village, just a short walk from the local store and post office, tearoom, public house, village hall, parish church and recreation ground. The popular "Ferry Inn" pub and restaurant is close by, as is the renowned Gusbourne Vineyard. The Cinque Port towns of Rye and Tenterden are about 6 miles distant and offer a wide selection of shops, supermarkets, banks, restaurants and leisure amenities. There is a wide choice of schools and this property comes within the catchment for the Ashford Grammars. Appledore station, which is on the Rye to Ashford line, is about 2 miles away. The mainline station at Ashford (approx. 10 miles) offers regular high-speed services to London St Pancras, about 37 minutes. The surrounding unique and very beautiful Romney Marsh landscape, Royal Military Canal and picturesque coastline offer many wonderful opportunities for walking, cycling, golf, water sports and nature lovers

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The accommodation comprises the following with approximate dimensions: The front door opens into a spacious ENTRANCE HALL 14' 6 x 13'4 where there is plenty of room for the storage of coats, boots and free-standing furniture. If desired, this space would also make a good study or office area. Doors to dining, sitting and kitchen breakfast rooms. Staircase to first floor.

**SITTING ROOM** 20' x 15'3. This lovely double aspect room with its views over the church to the side and garden to the rear, has a comfortable elegance befitting of a bygone era. A fireplace with large cupboards to both sides, makes a cosy focal point. A door at the rear of this room leads to a lobby area with access to the utility / cloakroom.

**DINING ROOM MUSIC ROOM** 17'1 x 12'6. This bright, characterful double aspect room has a front bay window overlooking the village and a window to the side giving views of the magnificent cherry blossom trees in the churchyard. Fireplace and built-in shelving.

**KITCHEN / BREAKFAST ROOM** 12'7 x 11'10. This good size room has a bank of fitted units with worktop, double sink unit with storage, useful pantry housing the boiler, and generous breakfast area with space for a table and chairs. Space for free standing cooker. A window at the back gives lovely views over the garden and mature magnolia tree behind. The kitchen is open to a scullery area (11'4 x 4'11) where there is storage and a fridge/freezer. Doors to sitting room and garden.

**UTILITY / CLOAKROOM** A very useful space with a WC, shower, worktop with sink unit and space for a washing machine and additional white goods. Stairs from the ground floor lead to a

**FIRST FLOOR** main landing and inner landing which give access to all the rooms on this floor.

**BEDROOM 1** 14' 5 x 10'6. This beautiful room with its window to the rear giving views over the garden and church, is a very special place to wake up in. Good amounts of built-in storage. NB: It may be possible to incorporate the cloakroom next door into this room to make an en-suite, subject to planning consents.

**CLOAKROOM** This pretty room with its part curved wall at present houses a w.c. but could possibly become an en-suite bedroom one.

**BEDROOM 2** 17'1 x 13'7. A spacious double aspect room, set up as a twin with built-in storage and vanity unit with wash basin.

**BEDROOM 3** 15' 5 x 11'1. A good size double bedroom with built-in wardrobe and window to the side.

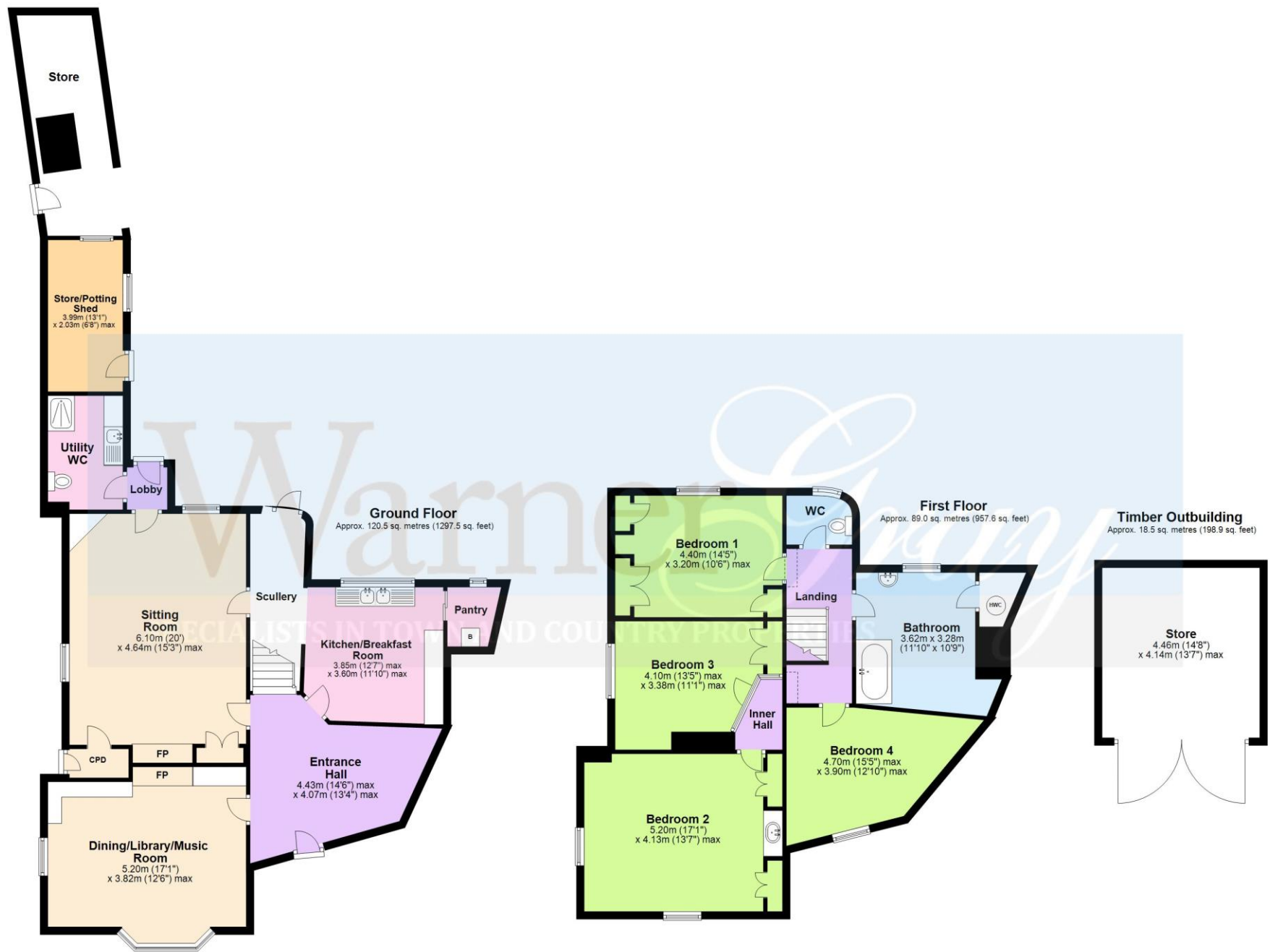
**BEDROOM 4** 15' 5 x 12'10. This unusual, shaped room could be a fourth bedroom or serve a different use such as a study, home office, or hobby room. Window to front. Loft hatch.

**BATHROOM** An incredibly spacious bathroom with pine panelled bath and pedestal wash basin. Space to add a shower enclosure and WC. Large airing cupboard housing hot water cylinder.

**OUTSIDE:** To the front of the house is a low wall with planting behind and a path that takes you to the front door. A gate from the churchyard opens into the beautiful mature south-east facing garden which provides a spacious oasis of privacy and relaxation and is completely in keeping with the character of the property. Large mature yew, walnut and magnolia trees give structural beauty, while various ornamental trees and cottage plants provide year round interest. There is also a view of the church from every part of the garden. To the bottom of the garden, double gates provide access to a hard standing area, ideal for parking. NB: It would certainly be possible to extend the parking area here and construct a garage if desired (stp). At present, a good size timber store (14'8 x 13'7) at the bottom of the garden provides plenty of space for storage. Additional outside storage can be found in the brick built outbuildings attached to the back of the house, part of which used to be a Wig Room used by worshippers to leave their wigs before entering the church! The open store room now houses the oil tank

**SERVICES:** Mains water, electricity and drainage. Oil fired central heating. EPC: Exempt. Local Authority: Ashford Borough Council. Council Tax Band: G. Location Finder: what3words: landed.positions.takers





Total area: approx. 228.0 sq. metres (2453.9 sq. feet)

Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide.  
Plan produced using PlanUp.

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