



6 Poplar Road,
Wittersham, Kent TN30 7PG

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Guide Price : £675,000

Situated in a prominent position in the centre of the village of Wittersham, this pretty, deceptively spacious 3 double bedroom Grade II Listed period home with previous commercial space attached is now in need of modernisation, but could offer someone an exciting opportunity to create something really special.

This quaint building, known locally as "The Old Corner House", has a double fronted quintessentially English country property set back on one side and attached on the other, a heavy oak timber structure, which in Victorian times was the local village store, "Neves", selling groceries and millinery. In more recent years, it has been a well-known antique shop.

Not only is the property in a very visible position on the main thoroughfare in the village should anyone wish to reinstate it as a commercial business, but it has well-proportioned spaces and many original period features, a lovely cottage garden and off-road parking to the front and rear which would combine to make an attractive package should anyone wish to convert it into one large family home (subject of course to planning consent).

This property, which is in the beautiful High Weald Area of Outstanding Natural Beauty, also benefits from being a short drive from the historic Cinque Port towns of Tenterden and Rye and their superb array of shops and amenities. The wild and wonderful Romney Marshes, Rother levels and coast are also just a short drive away.

- Grade II Listed 3 bed period cottage with empty shop attached
- Accommodation extending to about 2848 sq ft to include shop premises
- Now in need of modernisation / huge potential (subject to planning consent)
- Pretty cottage gardens / parking to front and rear
- Central village location close to all local amenities
- Cinque port towns of Tenterden and Rye about 5 miles distant
- Beautiful countryside on doorstep / coast close by / AONB
- Wide choice of good local schools including Grammars. No onward chain

SITUATION This property enjoys a central location of this sought after rural village which offers local facilities including a general store, primary school, recreation ground, ancient Church and village hall, all of which are a short walk away from this property. The village is about 3.5 miles from Peasmarsh which offers Jempsons, the well known independent supermarket. Nearby Tenterden (about 6 miles) offers a comprehensive range of shopping, leisure and health facilities. There are a wide choice of well regarded schools and this property comes within the catchment area for the Ashford Grammars. The coast and the Cinque Port town of Rye are only a short drive away. A bus service links the surrounding towns and villages and Ashford offers the high-speed service to London St Pancras (a journey of about 37 minutes).



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REAR LOBBY 7'8 x 4'3. A stable door at the back of the house opens into a lobby area, ideal for dirty boots, coats and dogs. This space in turn leads into a utility area and the kitchen.

UTILITY AREA 6'4 x 4'. This area, which is at present a store, would be ideal as a utility room.

KITCHEN / BREAKFAST ROOM 15'3 x 13'8. This spacious room with its gas Aga and French doors to the garden, feels like the heart of the home. Fitted units to 3 sides mean that the middle of the room is ideal for a table and chairs. Sink unit with drainer. Space for free standing oven, undercounter fridge, freezer and dishwasher. Cupboard with hot water cylinder.

DINING ROOM 15'2 x 10'2. Handily situated next to the kitchen, this lovely room could be used for formal dining or as a second sitting room. Door onto garden and into small lobby that leads to front door.

REAR HALLWAY This stunning space, with its part vaulted ceiling, herringbone brick floor and beautiful carved staircase, really shows off the history of this building. This area forms the link between the domestic house and the attached former shop building. Door onto rear garden.

SHOWER / CLOAKROOM A useful downstairs shower room which also acts as a cloakroom.

SITTING ROOM 15'0 x 11'9. This spacious sitting room exudes character, especially with its huge inglenook which houses a wood burning stove. Large cupboard to side of chimney breast.

FIRST FLOOR BEDROOM 11'5'8 x 11'4. Stairs from the ground floor rear hall lead up to all three bedrooms, the principal of which has its own large en-suite bathroom and to **DRESSING ROOM** 10'9 x 9'3. A useful dressing area with built-in storage and room for free standing storage. Access to large eaves storage space (unmeasured) at front. **EN-SUITE BATHROOM** This very generous en-suite comprises a large double ended bath, wash basin and WC. Door to a very useful eaves storage space (unmeasured).

BEDROOM 2 16'3 x 14'3. A large double bedroom with window to the side and feature Victorian fireplace.

BEDROOM 3 16'0 x 15'10. A good size double aspect bedroom with feature arch windows to the front.

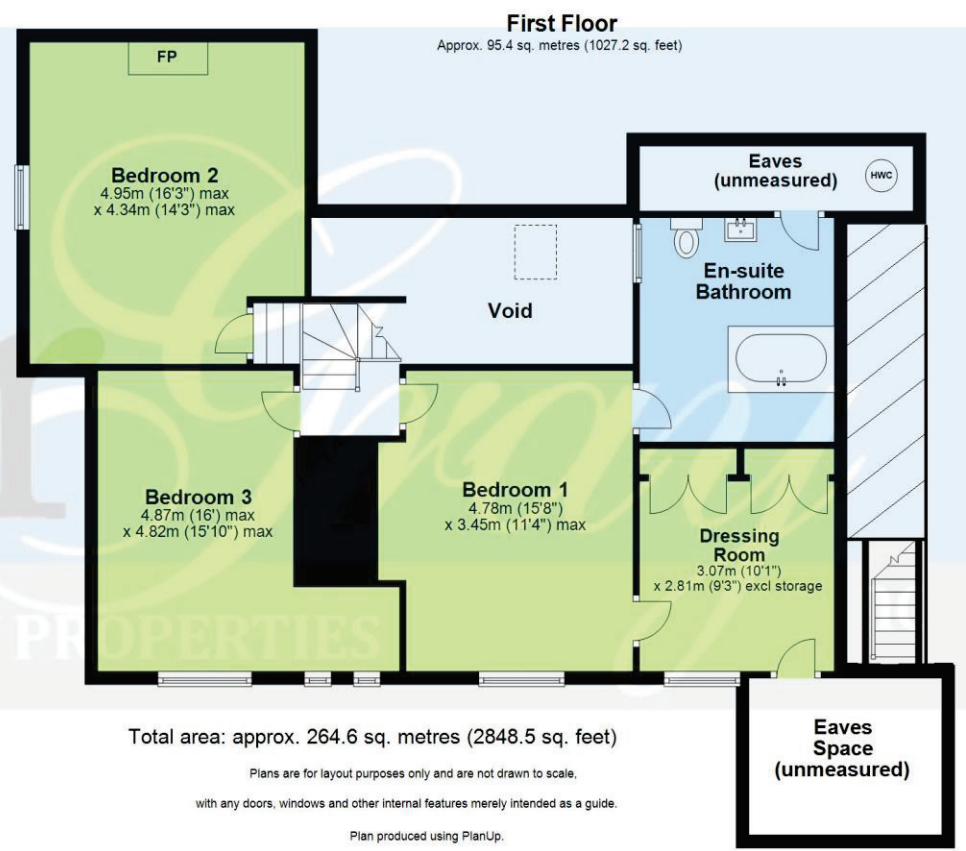
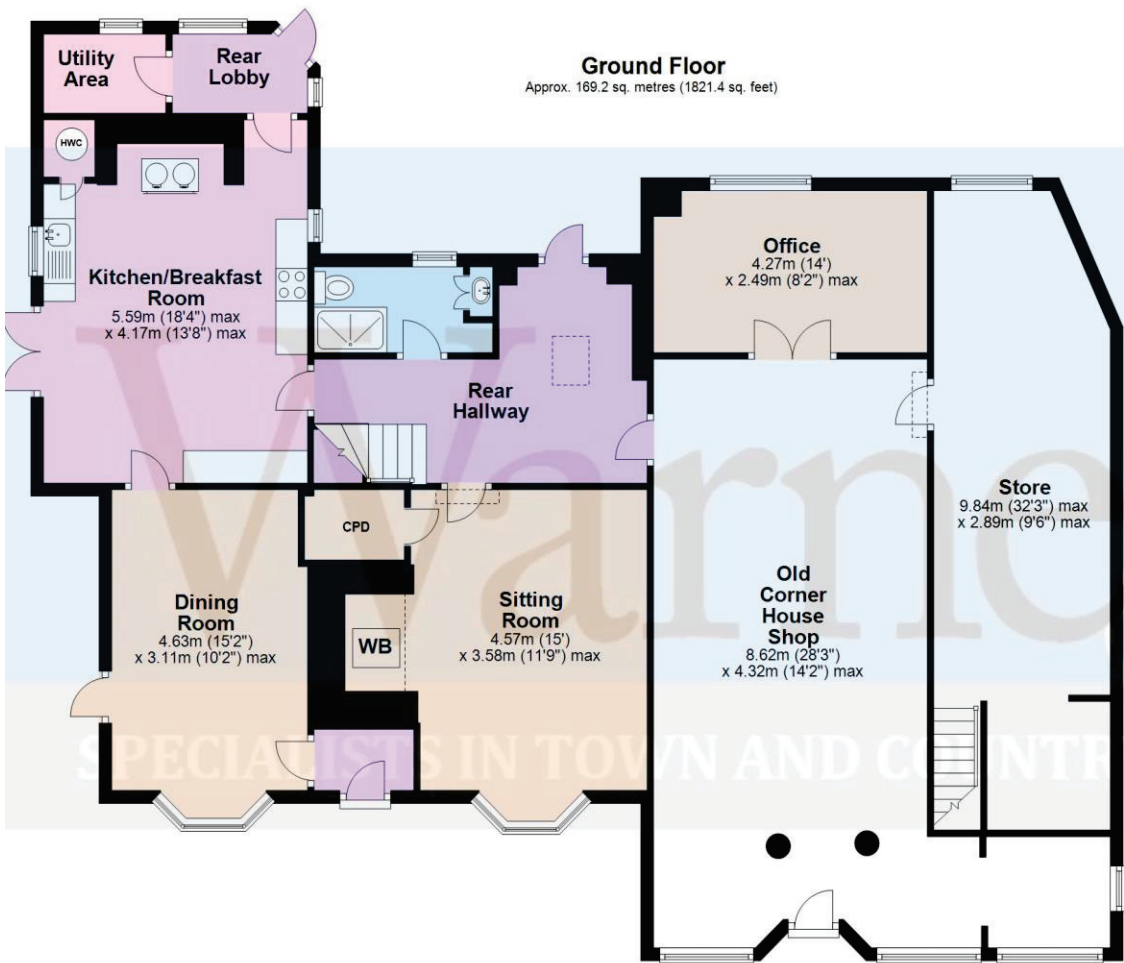
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THE OLD CORNER HOUSE SHOP 36' 5" x 23'8. This wonderful space, currently divided into three distinct zones, has bags of potential (subject to the necessary permissions). At present, there is a shop area, office area and store room. A door to the front of the shop means that this area has a separate access from the house if needed. A further door gives access to the house.

OUTSIDE To the front of the house is a gate that takes you through to a lovely cottage style garden, and to the front of the old shop, a tarmac area provides off-street parking for one vehicle. The lovely gardens which wrap around the side of the house are completely in keeping with the character of the property. A patio area at the rear would make an ideal setting for al fresco dining or just somewhere to sit and relax. A gate from this area leads to a pebble driveway where there is parking for up to two cars.

SERVICES Mains: water, electricity, gas and drainage.. Local Authority: Ashford Borough Council. Council Tax Band: E. LOCATION FINDER what3words: lodge.wove.thinkers





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