



**3 Sparrow Tree Cottages North Lyminge Lane, Lyminge - CT18 8EE**

Guide Price £750,000

Approximate Gross Internal Area (Excluding Eves Storage and Summer House) = 203 sq m / 2184 sq ft  
Summer House = 11 sq m / 115 sq ft

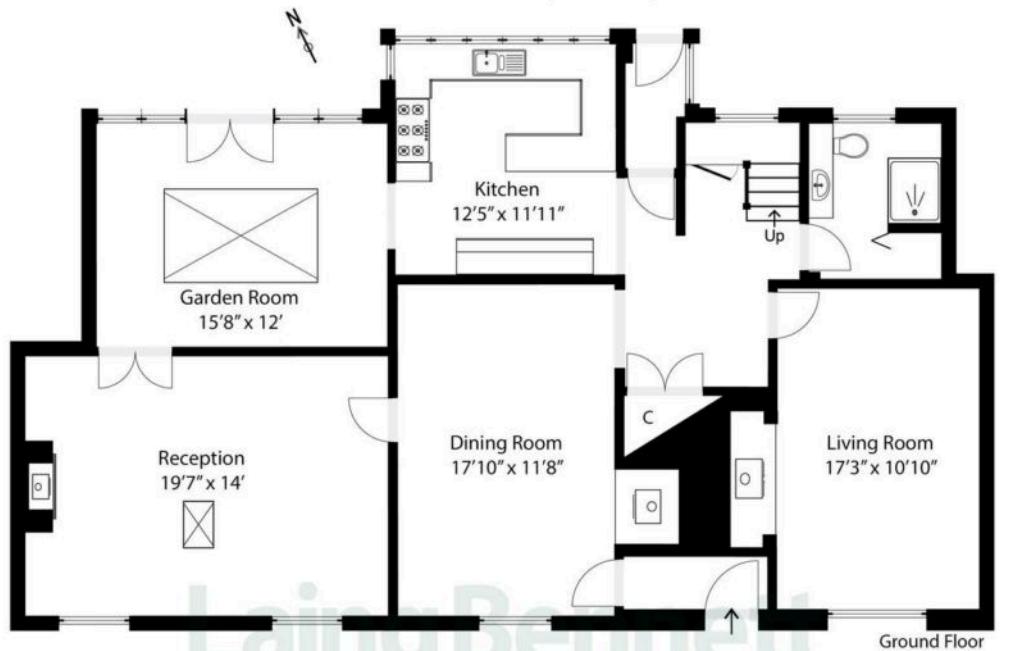


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.  
Not to scale. Outbuildings are not shown in actual location.  
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## 3 Sparrow Tree Cottages North Lyminge Lane

Lyminge, Folkestone

Set along the picturesque North Lyminge Lane, this charming four-bedroom home offers an opportunity to embrace village life in one of Kent's desirable rural communities. With its traditional white-painted brick exterior, steeply pitched tiled roof, and timber-framed gabled porch, the property exudes character and curb appeal. Backing onto countryside with views along the Elham Valley. Inside, the home unfolds across two spacious floors, offering versatile living space, thoughtfully designed for both comfort and functionality. The ground floor features a living room, dining room, and a reception room with a beamed vaulted ceiling and wood-burning stove. A well-appointed kitchen which opens into a garden room, perfect for morning coffee or quiet reading. Upstairs, a bathroom and four bedrooms provide flexible accommodation for families, guests, or home working, with the main bedroom en suite and fitted wardrobe. Outside, the landscaped garden is a tranquil haven, large patio with pergola providing a covered seating area, bordered by mature hedging and featuring a detached summer house –ideal as a studio, gym, or retreat. The front of the property has a beautifully landscaped cottage garden with manicured hedge and a herringbone path leading to the front porch. Driveway with parking for up to six vehicles.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C











## Laing Bennett

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