



FINN'S

since 1865

Vale Farmhouse, Homestead Lane, East Studdal

www.finns.co.uk

Vale Farmhouse, Homestead Lane, East Studdal, Dover, Kent, CT15 5BL**£625,000**

Set back nicely within well maintained gardens Vale Farmhouse is a lovely extended detached house offering plentiful and versatile family sized accommodation throughout. From the cosy feel of the two front reception rooms, which boast fireplaces with log burners, to the double aspect light and spacious sociable kitchen/breakfast room on the ground floor, the accommodation continues to include a useful cellar- currently used as a gym - modern well-fitted shower room and useful utility room. The first floor has a double landing with a wonderful sized master bedroom benefiting from an en-suite shower room and having wonderful views from the rear windows of open countryside. There are two further double bedrooms, both with attractive Karndean flooring and a family bathroom. Access via the second bedroom will take you to the second floor where there is a further room with front dormer window, good size walk-in storage area and further cupboard which houses the gas boiler. Externally the gardens are plentiful and beautifully maintained extending to approximately 0.8 acres with, numerous useful outbuildings which include garages - one having an inspection pit - workshops, storage, timber garden sheds, greenhouses and a poly tunnel. In addition there is a lovely summer house with attractive front decking, ornamental fish ponds, pergola, apple trees and abundance of established trees, shrubs and flower borders which will delight any keen gardener!

Set in the charming rural village of East Studdal, the nearby village of Martin Mill offers a mainline station with a high speed train link to St Pancras (just over 1 hour away). The coastal towns of Deal and Sandwich are approximately 15 minutes away by car with ease of access onto the A2 connecting the property to the Cathedral city of Canterbury and also the A20 which provides easy access to the Euro Tunnel and Ashford International Station. Local primary and secondary education is well catered for both in the state and private sectors. There is a local state primary school in the village of East Langdon and at St. Margarets Bay (approximately 1 mile away). Northbourne Park preparatory School, Dover College, Sir Roger Manwoods and Dover Grammer Schools are all within easy commuting distance.

Agents Note: On the 5th July 2006, full planning permission was granted by Dover District Council for the conversion of the large garage to form a self-contained annexe. Full details can be found on DDC website. <https://www.dover.gov.uk/Planning/Planning.aspx> Application No: DOV/06/00666. The planning has now lapsed, however this could be a consideration for any potential purchaser.

Viewing: By appointment through Finn's, Sandwich tel: 01304 612147

Services: Mains electric, private drainage and LPG Heating.

Council Tax: Band F according to the website of the Valuation Office Agency (www.voa.gov.uk).

Date: These particulars were revised on 2nd January 2018

The accommodation is as follows:

(NB: all measurements are an approximate guide only).



Glazed entrance porch, tiled flooring, part-glazed stained glass double casement doors leading to inner hall and doors to:-

Sitting Room: 13' 1" x 13' 10" (3.98m x 4.21m) With Australian oak flooring, brick fireplace with oak mantle, incorporating log burner, yorkstone hearth, double glazed window to front.

Family/Dining Room: 13' 4" x 13' 10" (4.06m x 4.21m) Double glazed window to front, fireplace incorporating log burner, with yorkstone hearth, Karndean flooring, door giving access to:-

Cellar: 13' 0" x 12' 3" (3.96m x 3.73m) (6'3" Head height) Currently used as a gym with exposed painted brick walls, double glazed solid wood window to front and fireplace recess.

Kitchen/Breakfast Room: 20' 9" x 14' 4" (6.32m x 4.37m) A very well fitted oak kitchen with space and plumbing for slim line dishwasher, space for range cooker within the chimney recess, 1 1/2 bowl sink unit, full length pull out storage larder cupboard, double aspect room with three double glazed windows to rear and glazed frosted external side door, Karndean tile effect flooring, opening to:-

Inner Lobby: With built in shelved larder cupboard and door to:-

Shower Room: 7' 9" x 5' 5" (2.36m x 1.65m) Double glazed frosted window to side, slate effect tiled flooring, low level WC, pedestal wash basin, 1 1/2 size shower cubical, tiled walls, inset down lights, extractor fan and electric towel radiator.

Utility Room: 9' 2" x 6' 0" (2.79m x 1.83m) Slate effect tiled flooring, double glazed window to side, space and plumbing for washing machine, 1 1/2 bowl stainless steel sink unit with double wall mounted cupboard over and further storage cupboards below, part-tiled walls and built-in cloaks cupboard.

First floor: Double landing with doors leading to:-

Master Bedroom: 20' 2" x 14' 4" (6.14m x 4.37m) Double aspect with double glazed window to side and rear, commanding wonderful views across open countryside, Karndean wood effect flooring and door leading to:-

En-suite Shower Room: 9' 8" x 6' 0" (2.94m x 1.83m) Slate effect tiled flooring, 1 1/2 size shower cubical, low level WC, pedestal wash basin, frosted double glazed window to rear, electric chrome ladder radiator, inset down lights, shaver socket, part-tiled walls.

Bedroom 2: 13' 4" x 13' 10" (4.06m x 4.21m) Double glazed window to front, double shelved cupboard, Karndean flooring and door leading to the second floor.

Bedroom 3: 13' 3" x 13' 10" (4.04m x 4.21m) Double glazed window to front and Karndean wooden effect flooring.

Bathroom: 9' 8" x 7' 9" (2.94m x 2.36m) Slate effect tiled flooring, bath having shower over, pedestal wash basin, low level WC, frosted double glazed window to side, electric chrome ladder radiator, extractor fan, shaver socket, part-tiled walls and inset down lights.

Second Floor

Bedroom 4: 17' 2" x 9' 5" (5.23m x 2.87m) Dormer window to front and door leading to walk-in eaves storage (measuring 9'5" x 7'7"), further door from the bedroom opening up into the boiler cupboard where the Worcester gas boiler is housed.



Outside: The front garden is mainly laid to lawn with well-kept established tree, shrub and flowering borders with a low wall and picket fence to the front boundary. There is a side driveway allowing ample off-road parking which leads to the back of the farmhouse and the further garaging and outbuildings which comprise:-

Garage: 19' 11" x 10' 6" (6.07m x 3.20m) With metal up and over door, power and light connected and inspection pit.

Double Garage: 22' 6" x 21' 7" (6.85m x 6.57m) One electric roller door and one metal up and over door, power and light connected with external side door. Next to this is:-

Storage Facility: 22' 11" x 11' 8" (6.98m x 3.55m) Light connected and external front and rear doors.

Workshop: 23' 10" x 13' 10" (7.26m x 4.21m) Power and light connected, metal up and over door to the rear with windows to front and side. This workshop has fitted storage units with three built-in storage cupboards.

Workshop 2: 23' 7" x 13' 9" (7.18m x 4.19m) With metal up and over door, windows to side and front, power and light connected.

Timber Storage Shed: 11' 7" x 7' 8" (3.53m x 2.34m)

Poly Tunnel: 24' 7" x 11' 4" (7.49m x 3.45m) The current owners use this for seasoning the wood.

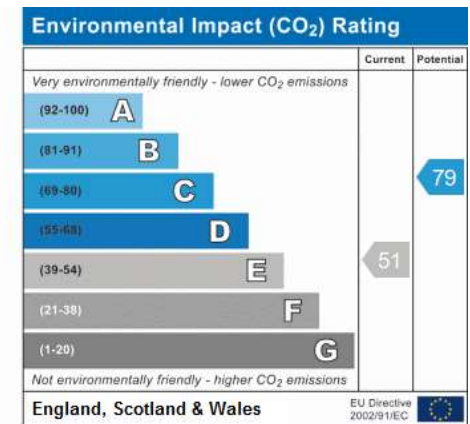
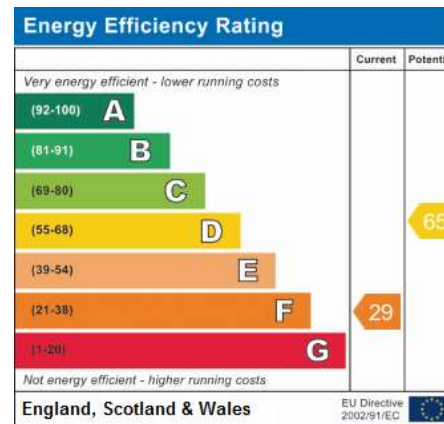
Greenhouse: 24' 6" x 9' 3" (7.46m x 2.82m) Water and power connected.

Greenhouse 2: 8' 0" x 7' 3" (2.44m x 2.21m) Water and power connected.

Timber Garden Shed 2: 10' 0" x 8' 2" (3.05m x 2.49m) Which incorporates a cloakroom which has a low level WC.

Summer House: 15' 9" x 8' 0" (4.80m x 2.44m) With laminate flooring, double aspect with windows to rear and front with an attractive decking/sun terrace.

There is a paved seating area which is concealed by a pergola having climbing shrubs.



Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

FINN'S CANTERBURY
82 Castle Street
Canterbury
Kent CT1 2QD
Sales: 01227 454111
Lettings: 01227 452111

FINN'S SANDWICH
1-3 King Street
Sandwich
Kent CT13 9BY
Sales: 01304 612147
Lettings: 01304 614471

FINN'S ST NICHOLAS AT WADE
The Brick Barn
Court Road
St Nicholas at Wade
Kent CT7 0PT
Tel: 01843 848230

