

## Walnut Tree Cottage, Lympne, CT21

Approximate Gross Internal Area = 82.4 sq m / 887 sq ft

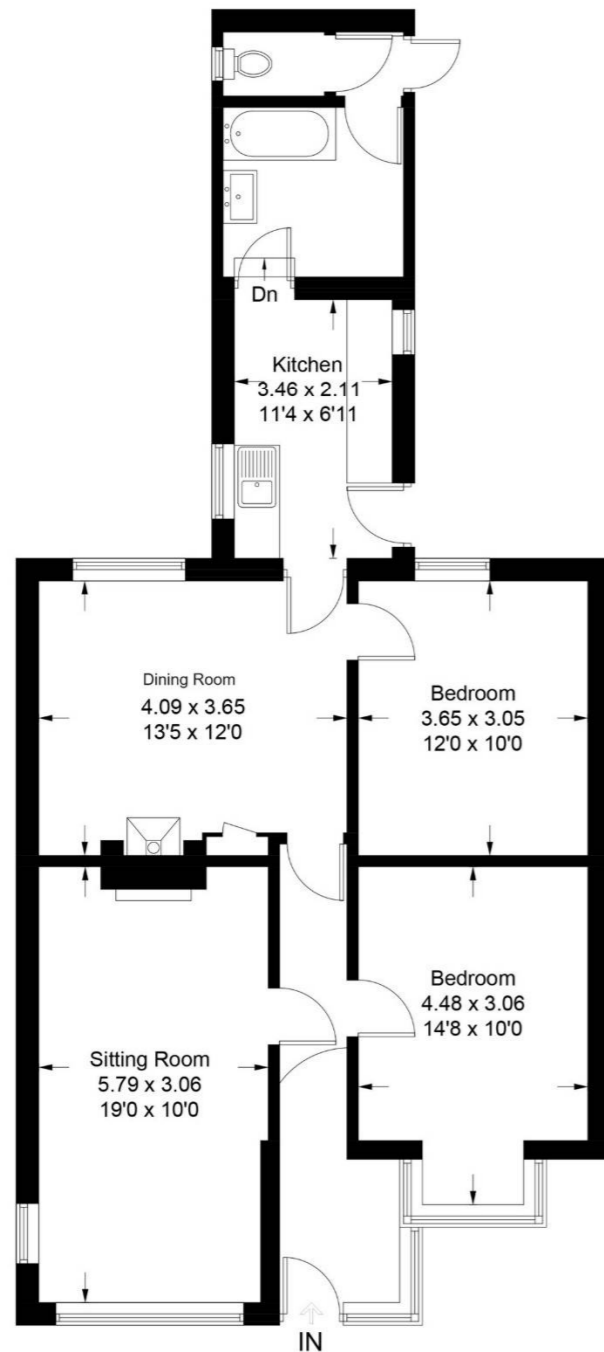


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1070327)

Note: Appliances, services and equipment mentioned in these particulars have not been tested.

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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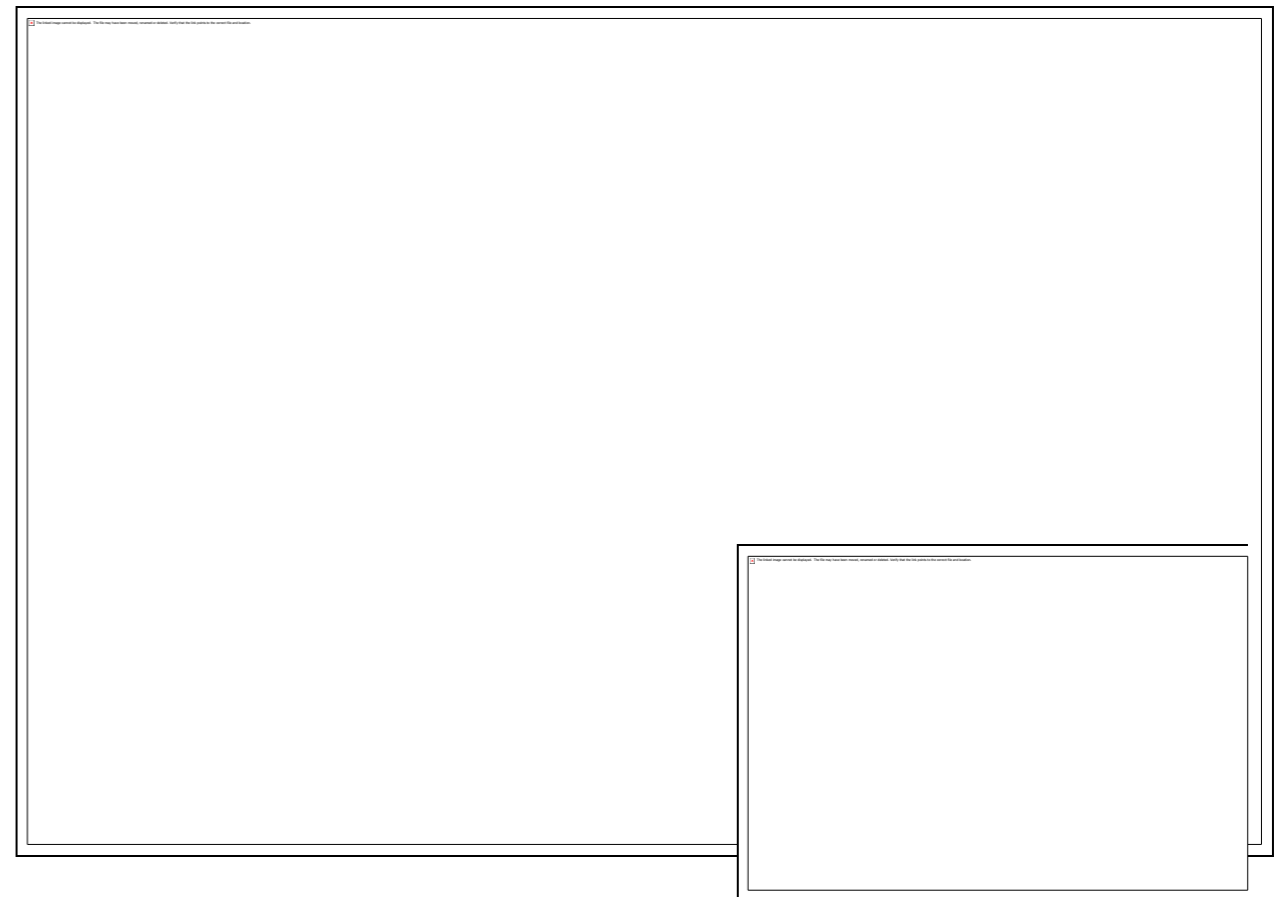
WALNUT TREE COTTAGE

STONE STREET

LYMPNE

HYTHE

£300,000 FREEHOLD



DETACHED BUNGALOW  
OCCUPYING A PLOT OF 0.25 OF AN ACRE  
FRONTAGE OF CIRCA 29 FT  
OVERALL DEPTH OF 365 FT  
TWO BEDROOMS





**WALNUT TREE COTTAGE**  
**STONE STREET**  
**LYMPNE**  
**HYTHE**  
**KENT CT21 4JP**

**SITUATION**

**DESCRIPTION**

With a frontage of circa 29ft and an overall depth of circa 365ft, Walnut Tree Cottage occupies a plot totalling a little more than 0.25 of an acre. The property requires extensive improvement but offers considerable potential and the scope to develop the plot further from the rear (subject to all necessary consents and approvals). EPC TBC.

**DESCRIPTION**

Walnut Tree Cottage occupies a plot of a little more than 0.25 of an acre with a frontage to Stone Street of approximately 29 feet and an overall depth of approximately 365 feet. The far end of the plot sides onto Belcaire Close and it is considered that there could be some potential for an additional dwelling to be constructed (subject to all necessary consents and approvals being obtained).

The property itself has suffered from a prolonged period of neglect, it is fair to say that it does now require a programme of repair and refurbishment. However, with comfortably proportioned two bedroom, two reception room accommodation it does offer scope to create a very comfortable home which would be tailored to suit the purchasers own tastes and requirements. There is also considerable scope to extend (subject to all necessary consents and approvals being obtained).

There are long gardens to the front and rear and off street parking accessed from Stone Street.

For room sizes please refer to the floor plan.

**SITUATION**

The property is situated in the heart of the popular village of Lympne with its newsagent/post office, church, village hall, pub and Castle (the historic Lympne Castle which has a bar and restaurant open to the public). There is a popular village primary school and bus stops nearby provide easy access to secondary schools in Folkestone and Hythe.

The Cinque Ports Town of Hythe, approximately 3 miles distant, provides a wide range of amenities including 4 supermarkets (including Waitrose, Sainsburys and Aldi), a vibrant High Street with various independent shops, boutiques, cafes and restaurants, together with a selection of sports and leisure facilities, golf courses, swimming pool, etc.

The motorway network (M20 Junction 11) is within a short driving distance of the property (approx 3 miles), the Channel Tunnel Terminal (4 miles), the ferry port of Dover (10 miles) and Ashford International Passenger Station (12 miles). There is also a main line railway station at Westenhanger (1 mile) down the road, with regular commuter services to London and the High Speed Link trains are available at Folkestone (West or Central) or Ashford.







