

**OVER 60?**

Secure this property  
for up to **59% less!**



**Price**

**£1,450,000**

**Freehold**

6x  3x  7x 

Manor Road, Lydd, Romney Marsh, Kent,

TN29

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## Accommodation

### GROUND FLOOR

Entrance Hall  
 Lounge: 16'5 x 13'4 (5.01m x 4.07m)  
 Dining Hall: 25'3 x 9'11 (7.70m x 3.02m)  
 Cloakroom 1  
 Kitchen/Breakfast Room: 12'9 x 11'6 (3.89m x 3.51m) plus 12'9 x 10'9 (3.89m x 3.28m)  
 Snug: 11'6 x 10'6 (3.51m x 3.20m)  
 Music Room/Study: 13'3 x 13'3 (4.04m x 4.04m)  
 Games Room: 14'4 x 12'5 (4.37m x 3.79m)  
 Garden Room: 31'2 x 8'7 (9.51m x 2.62m)  
 Utility Room: 6'1 x 5'0 (1.86m x 1.53m)  
 Gym/Changing Room: 20'11 x 7'5 (6.38m x 2.26m)  
 Cloakroom & Shower Room  
 Pool Barn: 40'7 x 28'1 (12.38m x 8.57m)

### SPLIT LEVEL FIRST FLOOR

Landing  
 Cloakroom 2  
 Bedroom 1: 14'1 x 12'5 (4.30m x 3.79m)  
 Dressing Room  
 En-Suite Shower Room  
 Bedroom 2: 13'0 x 9'8 (3.97m x 2.95m)  
 Bedroom 3: 13'1 x 10'6 (3.99m x 3.20m)  
 Bedroom 4: 13'8 x 12'6 (4.17m x 3.81m)  
 Bedroom 5: 10'11 x 10'0 (3.33m x 3.05m)  
 Bathroom  
**SECOND FLOOR**  
 Loft Room: 22'6 x 8'4 (6.86m x 2.54m)

### ANNEXE GROUND FLOOR

Annexe Entrance Hall  
 Annexe Kitchen: 15'0 x 7'5 (4.58m x 2.26m)  
 Annexe Lounge: 14'5 x 12'9 (4.40m x 3.89m)  
 Annexe Separate Toilet  
 Annexe Additional Room (Study): 8'0 x 6'0 (2.44m x 1.83m)

### ANNEXE FIRST FLOOR

Annexe Landing  
 Annexe Bedroom 1: 14'7 x 7'6 (4.45m x 2.29m)  
 Annexe Bedroom 2: 14'5 x 12'2 (4.40m x 3.71m)  
 Annexe Bathroom

### OUTSIDE

Off Road Parking  
 Front & Rear Gardens  
 Swimming Pool: 32'0 x 14'0 (9.76m x 4.27m)  
 Stable



## Main features

- Characterful house overlooking the green with separate annexe for family or additional income
- Barn with large indoor swimming pool
- Stunning period features throughout with Inglenook fireplace, heavy oak timbers, enclosed walled garden and much much more
- Potential building plot subject to permissions
- Plenty of space for the whole family, great home for entertaining family and friends



### Nearest Schools

Primary Schools: Lydd Primary 0.1 miles, Greatstone Primary 2.5 miles

Secondary Schools: Marsh Academy 3.2 miles, Rye College 7.6 miles



### Transport Information

Train Stations: Appledore 7.2 miles, Ham Street 8.7 miles



### Address

Manor Road, Lydd, Romney Marsh, Kent, TN29



### Directions

For directions to this property please contact us.



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Helping you move forwards

Call New Romney Branch 01797 363745 ■ [wardsof Kent.co.uk](http://wardsof Kent.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING	CURRENT:	POTENTIAL:
	E(42)	D(65)

13525228/20231120/AH/CA