



Price

£900,000
Freehold

Manns Hill, Bossingham, Canterbury,
Kent, CT4

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A beautiful Grade II listed farmhouse
Origins and period features from 13th &
14th Century
Detached straddlestone barn offers
excellent potential
Large gated driveway
Generous garden with mature border
Fabulous country style kitchen/breakfast
room



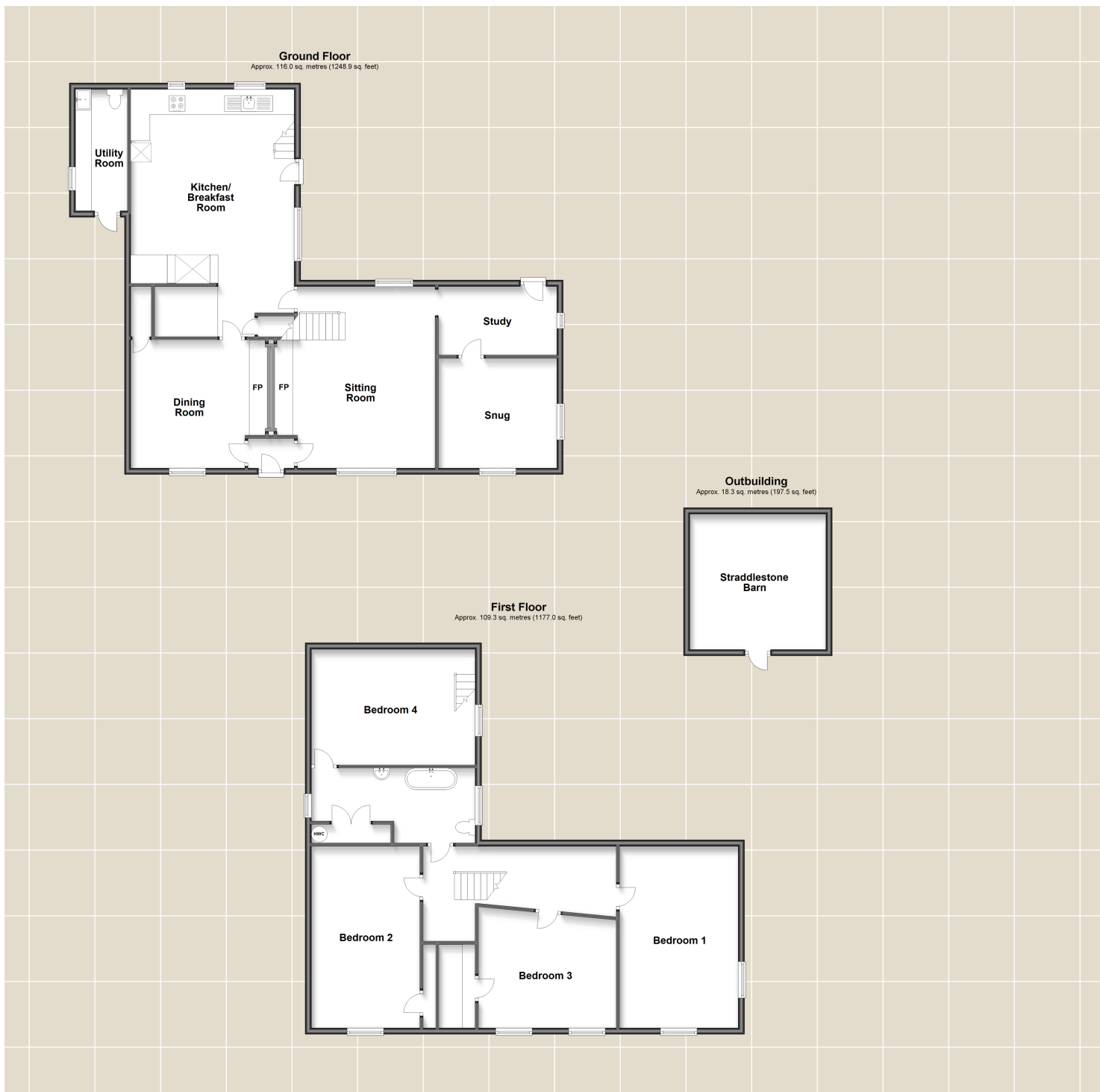


Outside the gate is a large gravel drive for off road parking, a gorgeous straddlestone thatched barn and brick path to the period front door. This opens into a lobby with access to the sitting and dining rooms however, as with so many homes in the country, the usual access is via the back stable door that opens into a real country kitchen/breakfast room. This dual aspect room has some wonderful period features including a paneled ceiling with exposed beams, terracotta tiles, an Aga set into a brick surround and behind it is the original bread oven with the firepit underneath and

a shelf with a tiny door that led to priest hole while the units house a hob and a dishwasher. There is an amazing snug with what is believed to be a 13th century oak paneled wall, ceiling beams and an inglenook fireplace with a log burner as well as an oak staircase to the first floor. There is access to a charming dual aspect study incorporating the other side of the paneled wall and a door to the courtyard. Guests will thoroughly enjoy sitting down to a meal in the wonderful dining room with its inglenook fireplace, large log burner and a feature brick wall with a Bressumer beam as well as access to the priest hole. With its virtually double height vaulted ceiling, vertical beam, brick chimney breast and exposed wattle and daub wall, the landing is something special. This floor includes a modern bathroom with a wood floor and an oval claw foot stand-alone bath and four bedrooms. Three of these are doubles with vaulted ceilings and beams while the fourth could be an office or dressing room and has ladder steps down to the kitchen.

What the owner says...

"We have thoroughly enjoyed living in this unique home for the past 25 years and it has been a 'labour of love' to renovate it, but still retain the history of past centuries. However we feel the time has come for us to downsize and let another family have the pleasure of living in this special place. The hamlet of Bossingham includes the good Stelling Minnis primary school while Stelling Minnis is very close with its historic working mill, archetypal village green, pub and the famous Minnis. Here is a great place for walking the dog and there are excellent places for cycling. Nearby Lower Hardres is a delightful place in an area of Outstanding Natural Beauty. It includes a village hall where a number of activities regularly take place as well as the delightful Granville pub and restaurant, while for those who enjoy the sound of willow on leather there is the Street End cricket club. Alternatively cricket fans can watch their favourite players at the nearby St Lawrence cricket ground, home of Kent County Cricket. There is even a scout's group in the old Methodist Church a short walk away. In Stelling Minnis there is a Post Office and Co-op Village Store almost next door to the Rose and Crown pub. We are not far from Canterbury with its UNESCO world heritage site historic buildings, high street stores and individual shops, theatres, universities, bars and restaurants as well as two mainline stations and the high speed rail that will whisk you to London in under an hour."



For directions to this property please contact us.

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