



Old Cookys Farmhouse  
Holt Street | Nonington | Canterbury | Kent | CT15 4JH

FINE & COUNTRY





# Step inside

## Old Cookys Farmhouse

The delightfully named Old Cookys Farmhouse is as charming as it sounds. With its origins dating back to the 13th Century, it retains some original 17th century brickwork and it has been suggested that flint seen in the current stonework is from the original 13th Century structure. The house is full of character but has the benefit of not being listed and has been sensitively updated by the current owners in recent years. This includes a new kitchen, bathroom and cloakroom, re-wiring, re-plumbing, Anglian double glazed casement windows and French doors to the garden as well as repairing and replacing the lead roof.

The property nestles in 0.2898 of an acre and is approached via a long gravel drive with a gated entrance to the large parking area where up to nine cars have been parked on occasions and a garage with workshop and storage facilities. There is a charming period front door that opens into the hall with an understairs cupboard and impressive Brazilian floor tiles that flow through into the contemporary kitchen. The elegant light and bright triple aspect sitting room has exposed beams and original parquet flooring as well as a delightful stone fireplace with a slate hearth and a multi-fuel burner, that is ideal to sit around on those cold winter evenings.



However the real 'hub of the household' is the open plan kitchen and dining area where family and friends spend much of their time. While the kitchen floor is Brazilian tiles, the dining area has retained the attractive parquet flooring. The kitchen includes shaker style Howden units and granite worktops housing a Neff induction hob and oven as well as an integrated full height fridge and separate freezer, a dishwasher and a washing machine. There is also a large, central island/breakfast bar with additional storage units and a corridor to the cloakroom that can also be accessed directly from the garden. French doors open onto the spacious terrace, providing you with your first glimpse of the stunning cottage garden.

Outside there is a wonderful detached summerhouse that the owners built a few years ago. It has its own decked terrace and is currently designed as a 'tiki' bar as well as an office. There is lighting and electrics as well as hard wired internet connection so is ideal for anyone working from home who would enjoy the peace and quiet away from any activities in the house.

The garden itself is everything you would imagine in the ultimate 'cottage garden'. There is a large and secluded sunken terrace that is a real suntrap surrounded by a low brick wall and steps up to the lawns that are interspersed with fabulous flower and shrub beds as well as mature trees. A pathway leads to a second patio seating area adjacent to a charming wildlife pond nestling among a myriad of attractive plantings, while a fascinating circular arch sculpture is also a special feature.

# Seller Insight

“ We bought the house in 2015 after two years of searching. We fell in love with the ‘feel’ of it and the amount of space and privacy it afforded us, Snowdown railway station being so close by, less than a 10 minute walk, was an added bonus. However, it hadn’t been lived in for a number of years and it needed some serious TLC, so we spent the next year or so updating and upgrading the whole house and garden to suit our lifestyle. As we enjoy entertaining friends and family, we’ve designed it with this in mind. A sociable kitchen/diner was a must, as was an easy flow to the large outside terrace. We then added the outdoor cabin primarily to work from home, but since the addition of the Tiki Bar, it’s seen a lot more fun! We ensured external access to the downstairs cloakroom so that people don’t always have to go through the house. Having a morning coffee sitting by the wildlife pond, enjoying the peace and tranquility, is a lovely way to start the day. We’ve absolutely loved living in this house, it’s been a very happy home but now it’s just the two of us so it’s time for change.”

Nonington is a charming and friendly village and includes a garage, a cricket club and primary school as well as a 900 year old church, village hall and Fredville Park, home to ‘Her Majesty’, the tallest English Oak tree in the UK. Nearby Chillenden village has the famous Griffins Head pub and restaurant with its monthly classic car shows and summer barbeques. Also within easy reach are Aylesham, with its GP surgery, pharmacy, post office and convenience stores, the picturesque village of Wingham, the award winning Gibsons Farm Shop, the medieval town of Sandwich with its shops, restaurants and championship golf course and the larger village of Bridge, home to The Pig restaurant & hotel and other services. Canterbury city centre is only 15 minutes by car or train. There are regular direct trains from Snowdown station to London Victoria as well as links with the mainline high speed rail stations at Dover, Canterbury and Faversham.\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







### Travel Information

Snowdown Station	0.7 mile
Adisham Station	2.3 miles
Channel Tunnel	14.9 miles
Dover Docks	13.3 miles
Canterbury	9 miles
Charing Cross	75.8 miles
Gatwick Airport	76.1 miles

### By Train from Snowdown

St. Pancras	1hr 50 mins
Victoria	1hr 54 mins
Charing Cross	2hrs 16 mins
Dover	13 mins
Canterbury East	15 mins
Canterbury West to St Pancras	56 mins

### Leisure Clubs & Facilities

Sandwich Leisure Centre	01304 614947
Prince's Golf Club	01304 611118
Royal St. George's Golf Club	01304 613090
Tides Leisure and Indoor Tennis	01304 373399
Sandwich Bowling Club	01304 611100
Sandwich Town Cricket Club	01304 617237
Royal Cinque Ports Yacht Club	01304 206262

### Healthcare

Dr Healy and Partners	01304 611608
Aylesham Medical Practice	01304 840415
Wingham Surgery	01227 720205

### Education

#### Primary Schools:

Nonington Primary School	01304 840348
Eastry Primary School	01304 611360
Worth Primary School	01304 612148
Sandwich Infant School	01304 612228
Sandwich Junior School	01304 612227
Northbourne Park	01304 611215

#### Secondary Schools:

Duke of York's Military School	01304 245023
Dover College	01304 205969
Kings School Canterbury	01227 595502
Sir Roger Manwood's Co-ed Grammar School	01304 613286
Sandwich Technology School	01304 610000
Simon Langton Grammar School (Boys)	01227 463567
Simon Langton Grammar School (Girls)	01227 463711
Barton Grammar	01227 464600

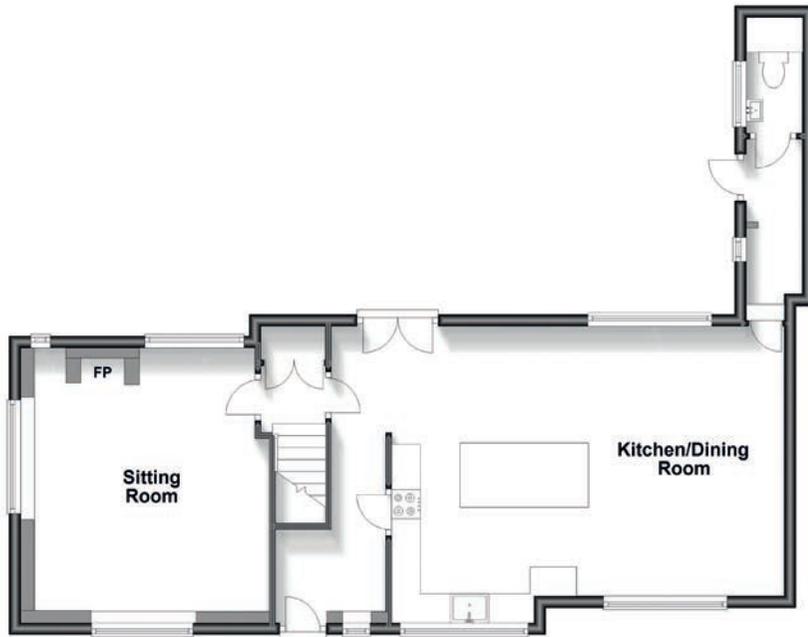
### Entertainment

Marlowe Theatre	01227 787787
The Griffin's Head	01304 840325
The Crispin Inn	01304 621967
The Blue Pigeons	01304 613233
The Bell Hotel	01304 613388
Blazing Donkey	01304 617362

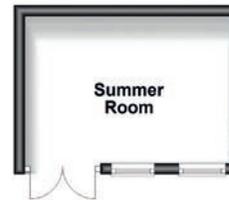
### Local Attractions/Landmarks

Wingham Wildlife Park
Betteshanger Country Park
Richborough Fort and Amphitheatre
The Guildhall Museum
White Mill Heritage Centre Sandwich
Seal Spotting Trips
Pegwell National Nature Reserve
Walmer, Dover and Deal Castles

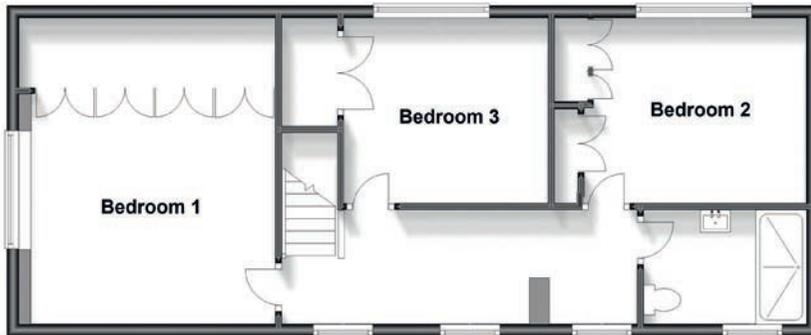
**Ground Floor**  
Approx. 68.3 sq. metres (735.6 sq. feet)



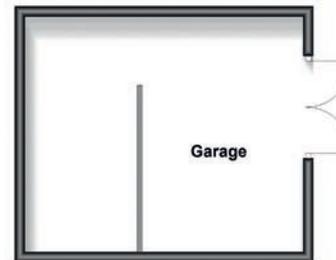
**Outbuilding 1**  
Approx. 10.3 sq. metres (110.4 sq. feet)



**First Floor**  
Approx. 66.8 sq. metres (718.7 sq. feet)



**Outbuilding 2**  
Approx. 25.5 sq. metres (274.2 sq. feet)



**GROUND FLOOR**

Entrance Hall	
Sitting Room	15'6 x 14'1 (4.73m x 4.30m)
Kitchen/Dining Room	22'1 x 16'8 (6.74m x 5.08m)
Rear Lobby	
Cloakroom	

**FIRST FLOOR**

Landing	
Bedroom 1	14'8 x 12'6 (4.47m x 3.81m)
Bedroom 3	11'1 x 10'1 (3.38m x 3.08m)
Bedroom 2	12'10 x 10'1 (3.91m x 3.08m)
Bathroom	9'6 x 6'5 (2.90m x 1.96m)

**OUTSIDE**

Rear Garden  
Gated Driveway

**OUTBUILDING 1**

Summer House	12'6 x 8'10 (3.81m x 2.69m)
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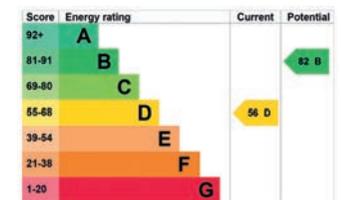
**OUTBUILDING 2**

Garage	18'1 x 15'2 (5.52m x 4.63m)
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£ 700,000

Council Tax Band: F

Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed 05.10.2023





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