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Farthing Common, Lyminge, Folkestone

Asking Price £980,000

Impressive Five-Bedroom Detached Family Home Set in Approximately One Acre with Far-Reaching Coastal and Countryside Views. Occupying an enviable elevated position in the highly desirable rural setting of Farthing Common, within the Kent Downs National Landscape, this substantial five-bedroom detached family home offers approximately 3,184 sq. ft. of spacious and versatile accommodation, complemented by beautifully established gardens extending to approximately one acre and breathtaking panoramic views across the surrounding countryside towards the coastline and as far as Winchelsea.

Approached via a generous private driveway, the property enjoys a wonderful sense of space and seclusion, surrounded by mature trees, established hedging and attractive landscaped gardens. Offering an excellent balance of comfortable family living, flexible reception space and impressive outdoor surroundings, this is a rare opportunity to acquire a substantial home in one of the area's most picturesque countryside locations.

The ground floor provides a particularly versatile arrangement of accommodation, ideal for modern family life and entertaining. A welcoming entrance hall leads to a selection of generous reception rooms, including a spacious sitting room, a separate dining room and an impressive family room measuring approximately 18'11" x 14'4". These well-proportioned living spaces provide plenty of room for both formal entertaining and relaxed everyday living.

The kitchen is complemented by a separate kitchen/breakfast room, offering a practical arrangement for family meals and daily activities. Further benefits include a useful utility room and a ground-floor cloakroom, adding to the convenience of this substantial home.

Upstairs, the property offers five well-proportioned bedrooms, providing excellent flexibility for larger families, visiting guests or those requiring dedicated home-working space. The impressive principal bedroom benefits from its own en-suite shower room.

Outside, the grounds are undoubtedly one of the property's standout features. Extending to approximately one acre, the beautifully established gardens offer extensive areas of lawn, mature specimen trees, colourful planted borders and established hedging, creating a wonderfully private and peaceful setting.

The generous gardens provide ample space for outdoor entertaining, family activities and gardening, while an attractive pergola walkway adds character and interest to the landscaped surroundings. A substantial terrace adjoining the house offers further opportunities for alfresco dining and relaxation.

To the front, the property is approached along a generous driveway providing extensive off-road parking and access to the large integral garage, measuring approximately 28'1" x 17'3", offering excellent space for vehicles, storage or workshop use.

IDENTIFICATIONS CHECKS
"If an offer is accepted on a property marketed by Hunters Estate Agents, all purchasers are required to complete ID verification checks. This is a legal obligation under Anti-Money Laundering Regulations. We use a specialist third-party company to carry out these checks. The fee is £60 (including VAT) per person or £120 (including VAT) if purchasing under a company name, payable once the offer is agreed and before the sales memorandum is issued. Please note that this charge is non-refundable."



- Substantial Five-Bedroom Detached Family Home
- Approximately 3,184 Sq. Ft. of Accommodation
- Beautifully Established Gardens Extending to Approximately One Acre
- Elevated Position with Far-Reaching Coastal and Countryside Views
- Highly Desirable Farthing Common Location
- Three Generous Reception Rooms Offering Versatile Family Living
- Principal Bedroom with En-Suite Shower Room
- Extensive First-Floor Balcony with Panoramic Views
- Large Integral Garage and Generous Private Driveway
- Situated Within the Kent Downs National Landscape















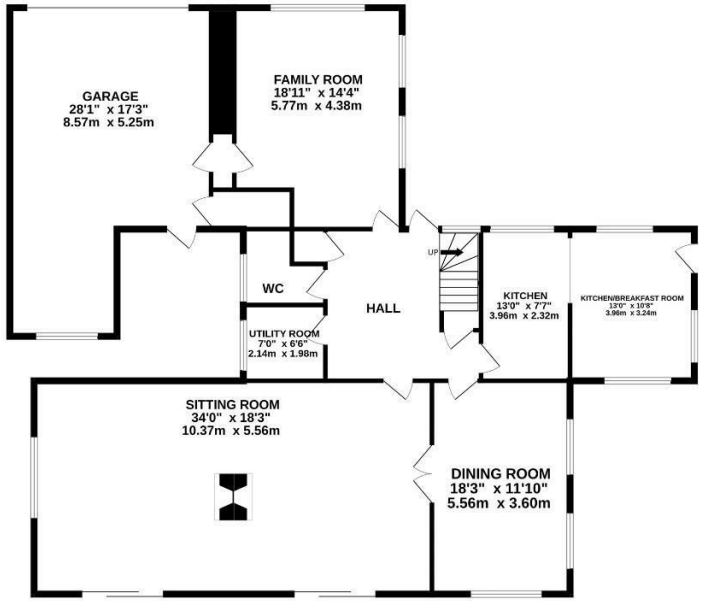




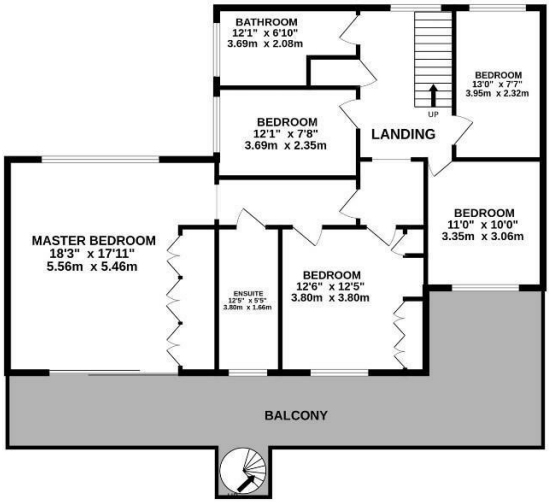




GROUND FLOOR
2025 sq.ft. (188.1 sq.m.) approx.



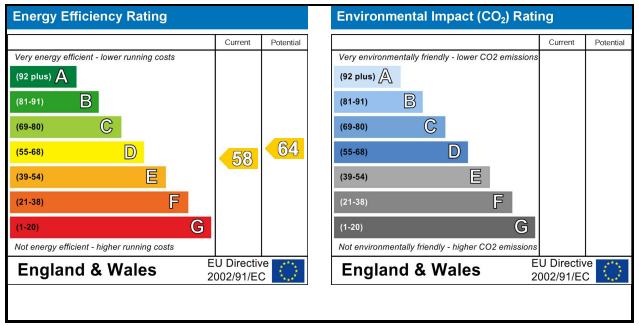
1ST FLOOR
1126 sq.ft. (104.6 sq.m.) approx.



TOTAL FLOOR AREA : 3151 sq.ft. (292.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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