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Copperfield Stables Eastbridge Road, Dymchurch, Romney Marsh, Kent, TN29 0PG

# Copperfield Stables Eastbridge Road, Dymchurch, Romney Marsh, Kent, TN29 0PG

GUIDE PRICE OF £600,000 - £650,000. An individual three bedroom detached bungalow set within a large plot offering massive potential with a two bedroom detached HOLIDAY ANNEXE, potential further ONE BEDROOM ANNEXE, stables and paddock with fantastic rural views and situated on the outskirts of Dymchurch.

The property has benefitted from generous home improvements over recent years including an extended contemporary German kitchen/diner, a modern refitted bathroom, en suite and cloakroom. The versatile accommodation consists of a large open plan kitchen diner, living room, cloak room and three double bedrooms (all with country views), an en suite and a separate family bathroom too. Ample insulated loft space, which could be converted STPP. There is a good-sized garden to the rear, laid with a mix of Indian sandstone and artificial grass. Nestled in the corner is a private hot tub.

Generous parking to the front, with additional parking to the rear for at least six vehicles. Separate from the bungalow, with its own private entrance sits The Hive (holiday lodge). A successful Airbnb with 5\* reviews, generating circa £30,000 pa turnover. Comprising two bedrooms, family bathroom, kitchen/diner, private decking area with hot tub, overlooking far reaching rural idyllic views. Allocated parking on site.

Joined by The Hive is family/utility space, currently used as family and office space which could be adapted to form another holiday lodge or annexe STPP. Towards the rear there is a block of 4 former stables with a fenced off paddock, which could have scope for further development STPP.

There are 2 separate driveways providing ample off-road parking space. Mix of Indian sandstone and limestone chippings create a pathway to the main entrance. Access on both sides of the property leading through to the rear garden. This is a good-sized garden mixed with Indian sandstone, artificial grass and limestone chippings.

Located on the outskirts of Dymchurch and within walking distance of its sandy beaches. The village has a small selection of local shops together with a Tesco mini-store, primary school, doctors' surgery and village hall. Secondary schools are available in both New Romney and nearby Saltwood and both boys' and girls' grammar schools being available in Folkestone. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are all easily accessed by car. High Speed Rail Services to London, St Pancras are available from Folkestone West (approximately 50 minutes travelling time) and Ashford International (approximately 40 minutes travelling time).

Under the 1979 Estate Agency act, we disclose that the vendor is an associate of Hunters Estate Agent

Services - Mains water, electricity and sewerage

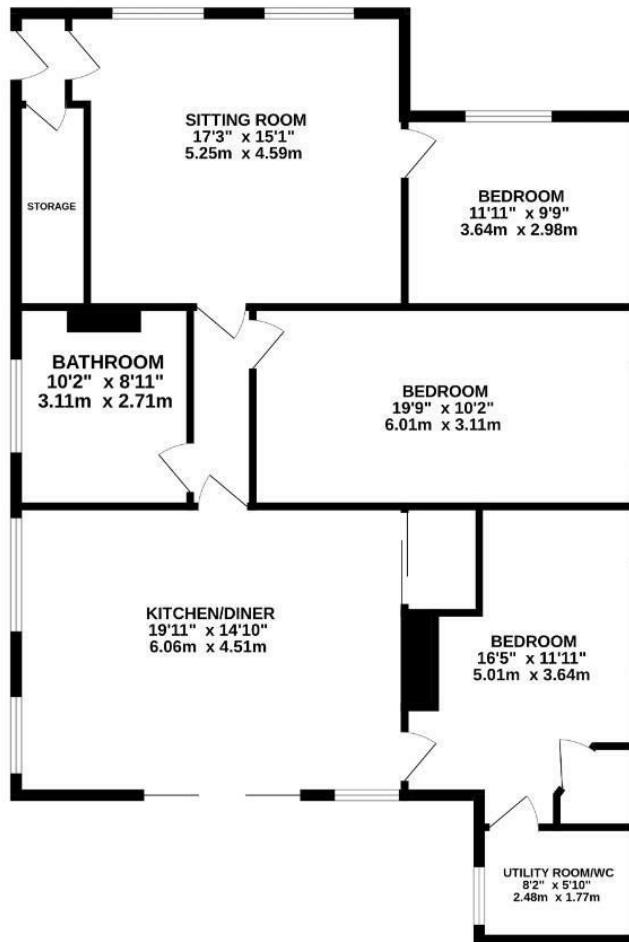
Heating - Propane Gas central heating

Broadband - Average Broadband Speed 17mb to 100mb

Mobile Phone coverage - Good

Flood Risk - Very Low

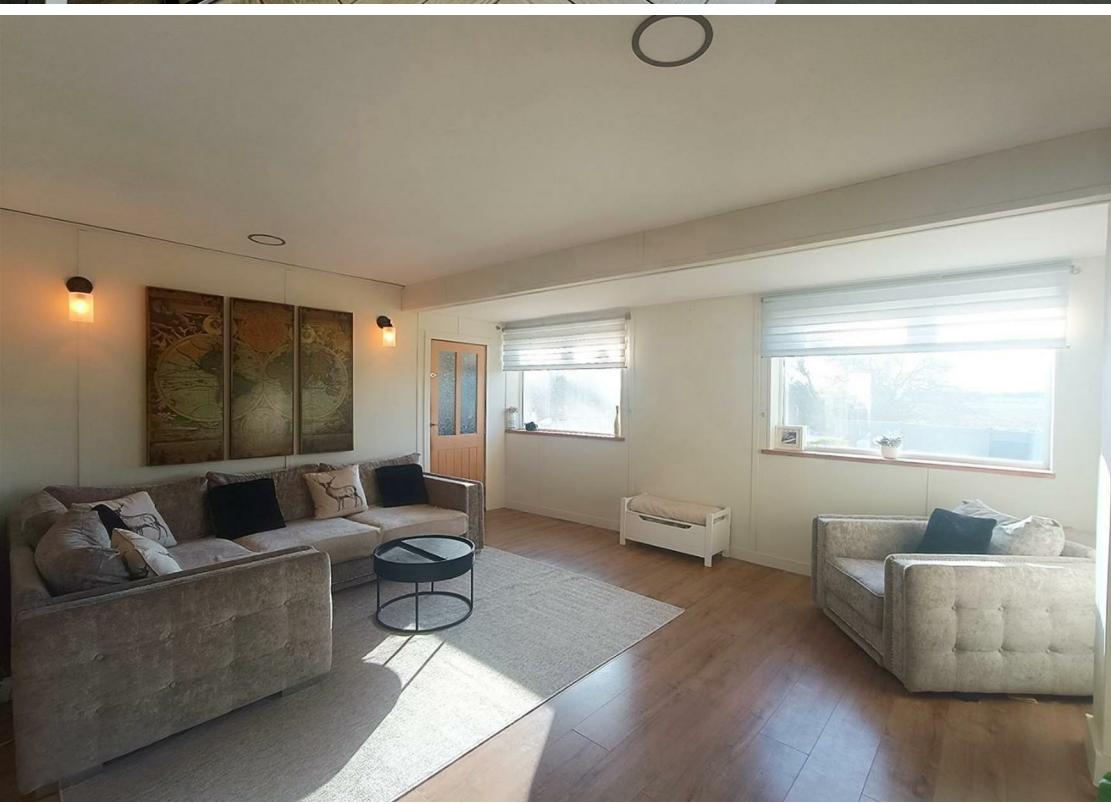
## GROUND FLOOR



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 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 condition can therefore be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		93	
(81-91) B			
(69-80) C			
(55-68) D		45	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	











BEE OUR GUEST

Two blue sofa units arranged side-by-side. The sofa on the left has three white pillows with bee embroidery. The sofa on the right has two white pillows with bee embroidery and one yellow pillow with a bee print. A white rectangular coffee table with a diamond pattern sits in front of the sofas on a blue carpet.

A dining area featuring a black rectangular table and four black chairs. A window with grey curtains is positioned behind the table, showing a view of greenery outside. A small decorative basket hangs on the wall to the right of the window.