





# Vicarage Lane

Tilmanstone, Deal, CT14 0JG

## Guide Price £515,000

Freehold

Nestled in the charming rural village of Tilmanstone, Deal, this exceptional converted coach house seamlessly blends modern living with timeless period character.

The ground floor greets you with a spacious, well-appointed kitchen, featuring a dual-fuel range cooker and a central island breakfast bar. Beyond the kitchen, the light-filled living area is centered around a stunning fireplace with a working log-burner, creating a cozy and inviting atmosphere. French doors open to reveal a beautiful conservatory/garden room, offering panoramic views of the meticulously landscaped gardens.

Upstairs, a central landing leads to a stylishly fitted shower room and two generous double bedrooms, one of which includes built-in storage for added convenience.

Outside, the property boasts a private block-paved driveway with gated side access to the front, while the rear garden enjoys a sunny aspect, beautifully landscaped with raised decking, winding pathways, and multiple patio seating areas—perfect for entertaining friends and family in a tranquil setting.

Originally converted from a timber stable, the garden now hosts an impressive multi-use ancillary outbuilding. This versatile space includes a dry store, workshop, and a self-contained one-bedroom annex, offering potential as guest accommodation or a profitable holiday let.

With its unique blend of character, modern amenities, and expansive outdoor space, this remarkable property is a rare find and not to be missed.



The accommodation is as follows:  
(NB: all measurements are an approximate guide only).

· **Ground Floor**Kitchen/ Breakfast Room 4.37  
x 4.93m

Reception Room 3.99 x 5.69m  
Conservatory 3.73 x 5.28m

**First Floor**  
Shower Room  
Bedroom 1 3.63 x 4.09m  
Bedroom 2 3.66 x 4.01m

**External**  
Driveway  
Rear garden  
Shed 1.17 x 3.53m  
Workshop 1.73 x 3.53m

**Annex**  
Bedroom 2.69 x 3.15m  
Kitchenet/ Utility 1.60 x 1.65m  
Shower Room





**Services:** (Mains) Water, Gas, Electricity. (Private) Drainage – Cesspit.

**Council Tax:** Band E (Dover District Council)

**Energy Rating:** Current 61 | D. Potential 86 | B.

**Agents Notes:**

**Viewing by appointment only:** Finn's Sandwich  
Tel: 01304 612 147 | Email: [sandwich@finns.co.uk](mailto:sandwich@finns.co.uk)

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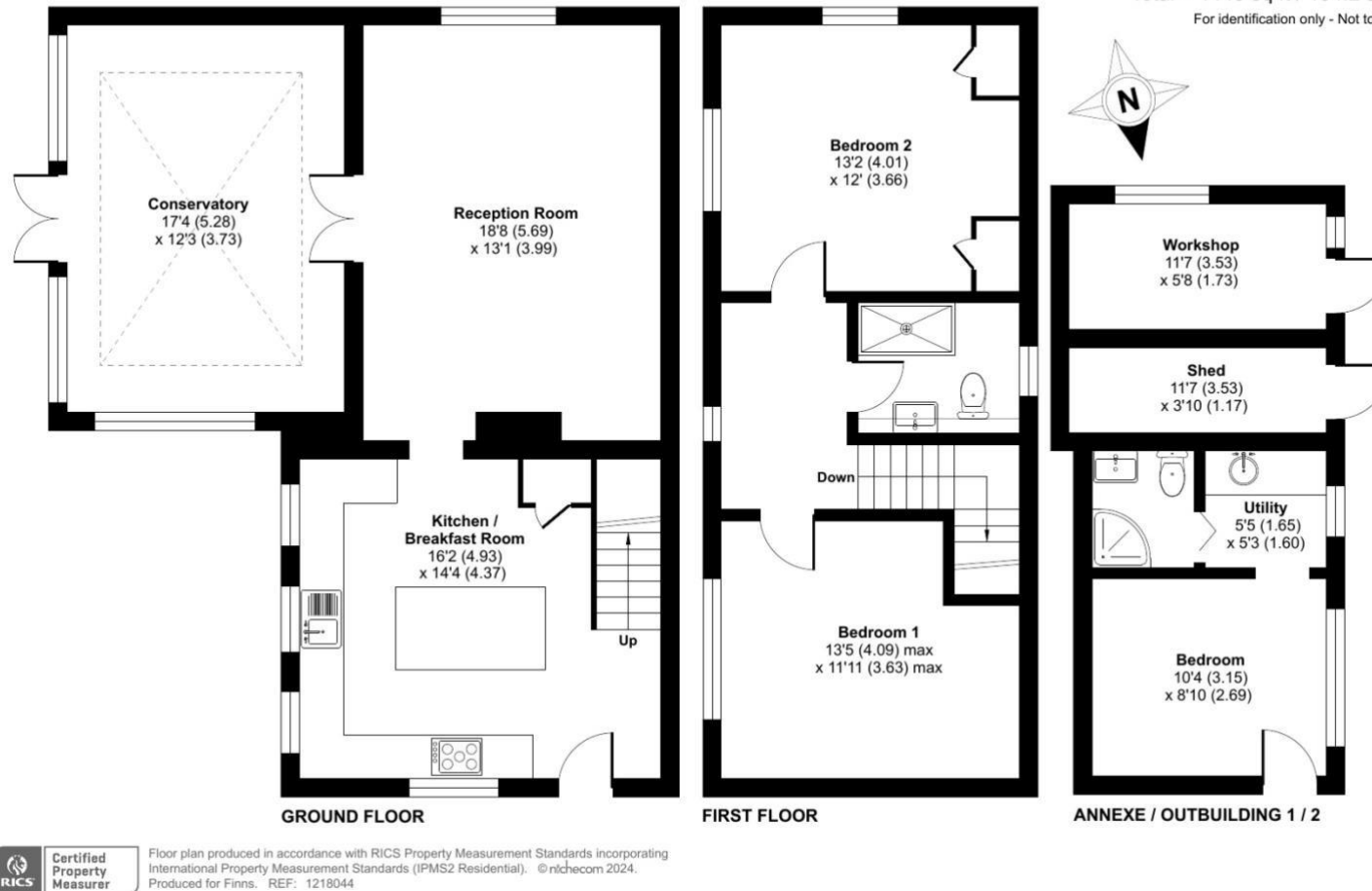
Approximate Area = 1183 sq ft / 109.9 sq m

Annexe = 153 sq ft / 14.2 sq m

Outbuildings = 109 sq ft / 10.1 sq m

Total = 1445 sq ft / 134.2 sq m

For identification only - Not to scale



**Agent's Note:** Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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