



PATRIXBOURNE

Guide Price: £319,500 Freehold

Lion Cottage The Street, Patrixbourne CT4 5DA

The character of Lion Cottage

Lion Cottage is an unusually distinctive period property, combining an attractive historic exterior with a warm and characterful interior. Its Grade II listed status, former association with the Bifrons Estate and highly unusual carved architectural details give the cottage a strong sense of identity, while the sympathetic renovation provides comfortable accommodation for modern living.

A rare opportunity to acquire a genuinely individual period cottage with a fascinating architectural character and history.

A charming and unusually characterful Grade II listed period cottage, dating from around 1840, retaining a wealth of original architectural features. The property has been sympathetically updated, with the necessary local authority and listed building consents obtained, including consent for the double glazing.

Formerly part of the historic Bifrons Estate, Lion Cottage is a distinctive semi-detached period home arranged over two floors. The cottage combines considerable historic character with comfortable modern living and has been thoughtfully updated while retaining many of its original features.

The red-brick ground floor is complemented by attractive timber framing and plaster infill to the first floor. Particularly distinctive architectural features include decorative curved framing, an original cambered doorway, panelled casement windows and beautifully detailed fretted bargeboards to each gable end.

Of particular note are the beautifully carved lions supporting the bargeboards – the unusual and memorable feature from which Lion Cottage takes its name.



Accommodation

The cottage opens into the kitchen which has been thoughtfully fitted with attractive units, ceramic hob, electric oven, extractor and storage cupboards, with attractive tiled finishes.

This leads to a welcoming and cosy sitting/dining room, which retains an attractive fireplace with mantel and modern wood-burning stove, together with useful storage cupboards, panelled windows and oak flooring. Stairs rise to the first floor.

On the first floor, the landing includes a useful recessed area.

Bedroom 1: is a generous double bedroom with built-in wardrobe and original wood flooring.

Bedroom 2: is a further double bedroom, with a panelled window overlooking the garden, original wood flooring and loft access.

The Jack and Jill family bathroom: has a panelled bath with shower over, WC, pedestal wash-hand basin and attractive tiling.

Outside

The cottage has an enclosed courtyard garden, providing a private and easily maintained outdoor space. The garden is principally gravelled and includes a sunny terrace, with an established Elaeagnus hedge contributing to the enclosed character of the garden.

Parking

On-street parking is available outside the cottage.

A separate opportunity is available to acquire a 50% interest in adjoining land, providing off-road parking for the cottage.

A, 20 MPH zone is progressing towards implementation in The Street, Patricbourne and the works have been ordered to install the signs.

Viewings

Strictly by appointment through Whitney Homes

Tel: 01303 262853

Email: info@whitneyhomes.co.uk

Property Information

Services: Mains water, electricity, gas and drainage.

Local authority: Canterbury City Council.

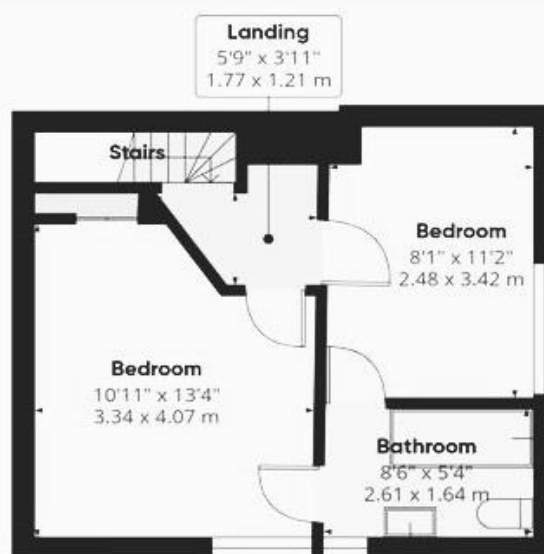
Council Tax band: D

Agents Note: Full details of the ownership arrangement and availability of the additional land are available from the selling agents





Ground Floor



Disclaimer

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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