



COOK'S PLACE

Cooks Place  
Stourmouth, Canterbury, Kent

## A pretty Kentish farmhouse requiring updating.

Cooks Place is a picturesque property with great potential. With a wealth of period characteristics and well-proportioned accommodation, the house has a lovely feel to it extending to the delightful, informal grounds which surround it and provide a tranquil and secluded setting, within easy reach of communication links, amenities and the coastline.



**3 RECEPTION ROOMS**



**4/5 BEDROOMS**



**2 BATHROOMS**



**OUTSIDE**



**1.67 ACRES**



**FREEHOLD**



**RURAL/  
VILLAGE**



**2,460 SQ FT**



**GUIDE PRICE  
£795,000**



### The property

Cooks Place is a charming farmhouse set on the edge of the village of Stourmouth. The house is of lovely mellow redbrick elevations and is full of character. A much-loved home and under the same ownership for many years, the house offers an exciting opportunity for refurbishment and updating so as to be similarly enjoyed by the new owner.

The front door opens into an entrance hall off which is a cloak/shower room. To the left are two good sized reception rooms with beautiful exposed beams. The first is currently used as a music room and has an inglenook fireplace and French doors to the garden. The sitting room beyond is triple aspect and has a wood-burning stove. Doors from here lead through to a conservatory and terrace beyond, surrounded by a mature wisteria

The hall leads to a generous inner hall and study area, again with beamed ceilings and adjacent to which is a lean-to providing a utility room.

The kitchen/breakfast room occupies a later extension and is a well-proportioned family space with plenty of room for a good-sized kitchen table. There is also a cellar.

Upstairs the principal bedroom is a generous room situated to one end of the landing with exposed timbers and a triple aspect. There are three further bedrooms, with a potential fifth interconnecting with bedroom 4 and adaptable as a dressing room or study.







## Outside

Tall conifers border the lane giving a good degree of privacy. A five-bar gate opens to the driveway which passes an ornamental pond and continues to the side of the house and the garage outbuilding.

Much of the garden is laid to lawn with spring bulbs and specimen trees providing a naturalistic setting with glimpses of the countryside beyond. A timber pergola adjoins the house giving framework for climbing plants and dappled shade to the paved terrace below, where al fresco dining can be enjoyed.

A further terrace in front of the conservatory is enclosed by a mature wisteria. A beech hedge divides the garden from a paddock area which has fruit trees to one end and has a separate access.

## Location

Occupying a scenic setting, surrounded by the Kent countryside, the semi-rural village of Stourmouth is situated just to the north of Preston village, which offers day-to-day amenities, including a convenience store, butcher, garden centre, public house and primary school.

Sandwich and Canterbury both provide more extensive shopping, sporting, and leisure facilities together with an array of well-regarded schools and colleges in both state and private sectors.

Communications links are excellent with buses linking the village to Sandwich and Canterbury, the A2 providing access to the M2 and to the extended motorway network. Rail-users are well-provided for with a number of local railway stations, as well as services from Thanet Parkway station which offers regular high speed trains to London St Pancras from 71 minutes. The Channel Tunnel terminal at Folkestone and the Port of Dover provide regular cross-Channel services to the Continent.



## Distances

- Preston 0.8 mile
- Wingham 3 miles
- Sandwich 7.8 miles
- Canterbury 8.6 miles

## Nearby Stations

- Minster
- Sturry
- Thanet Parkway

## Key Locations

- Stodmarsh National Nature Reserve
- Wingham Wildlife Park
- Sandwich and Pegwell Bay
- The Royal St George's Golf Club
- Canterbury Cathedral
- Marlowe Theatre
- Howletts Wild Animal Park
- Wildwood Trust
- Kent Downs AONB

## Nearby Schools

- Preston Primary School
- Chislet CofE Primary School
- Wingham Primary School
- The King's School
- St Edmund's School
- Simon Langton Grammar Schools





## Floorplans

Main House internal area 2,460 sq ft (288 sq m)

Garage internal area 282 sq ft (26 sq m)

Outbuilding internal area 140 sq ft (13 sq m)

Total internal area 2,882 sq ft (268 sq m)

For identification purposes only.

## Directions

CT3 1HS

///what3words: flippers.quietest.bedroom - brings you to the driveway

## General

Local Authority: Dover District Council

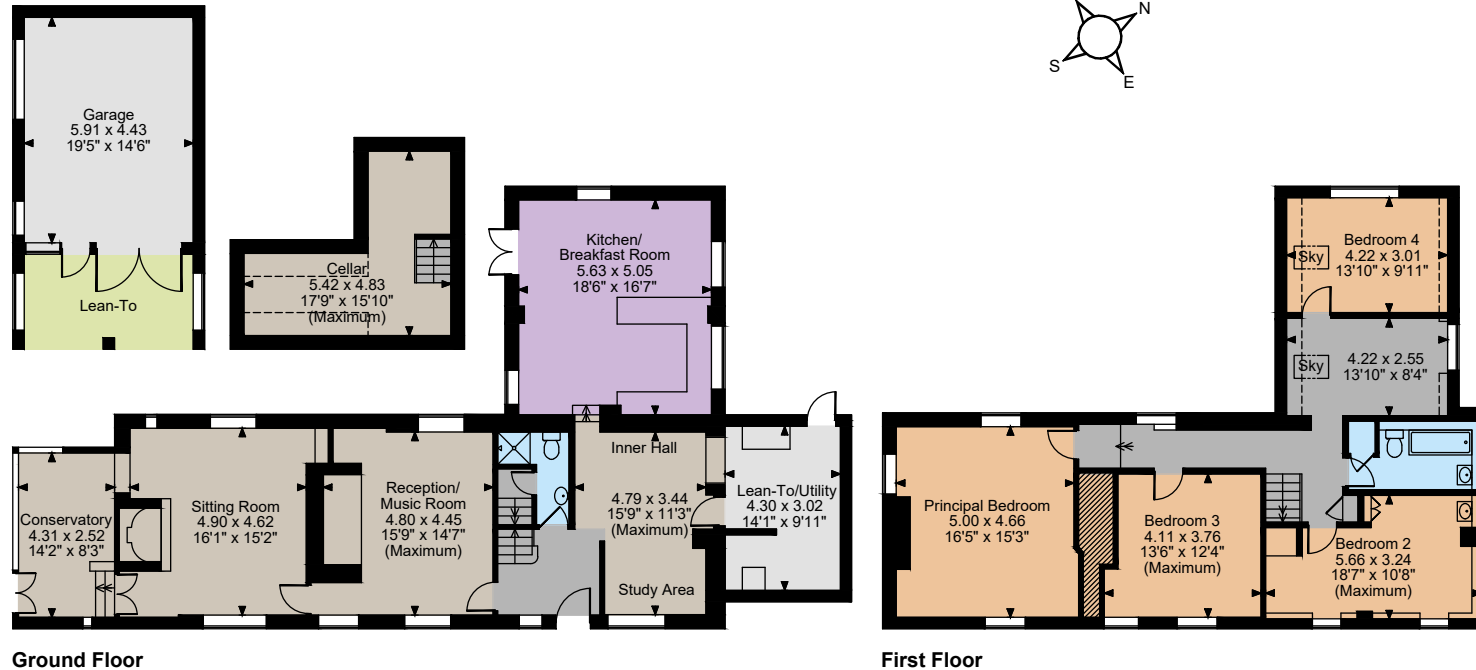
Services: Mains electricity, gas and water. Private drainage. We understand that the private drainage at this property complies with the relevant regulations. Confirmation is being sought. Gas heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: E

Wayleaves and easements: Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.



The position & size of doors, windows, appliances and other features are approximate only.

□□□ Denotes restricted head height

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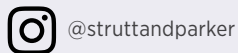
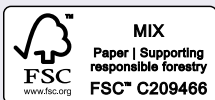
## Canterbury

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