



**Rawnie House,  
Old Way, Appledore, Kent TN26 2DB**

# **Rawnie House, Old Way, Appledore, Kent TN26 2DB Offers in excess of £685,000**

**This property presents a rare and exciting opportunity to purchase a spacious 1940's detached house with masses of potential, situated on a large level plot in a wonderfully tucked away position within walking distance of the centre of Appledore. Now in need of some modernisation, this unique 3/4 bedroom property offers much in the way of potential, subject of course to obtaining the necessary permissions.**

**There is scope here to either update the house as it stands or extend the current property to create a lovely bespoke modern home. The property is situated at the end of a lane, well back from the road, and has a long drive providing plenty of off-street parking for any number of vehicles.**

**Surrounded by beautiful countryside, there is much wildlife to enjoy, and with the military canal just a short walk away, this property is perfect for a buyer who wants to spend more time communing with nature or fishing!  
Viewing is highly recommended to appreciate all that is on offer.**

- **Spacious detached 3 / 4 bedroom house**
- **Potential to modernise / extend (stpp)**
- **Large level plot surrounded by farmland**
  - **Driveway providing generous parking**
- **Situated at the end of a lane away from main roads**
  - **Walking distance of all local amenities**
- **Military Canal for fishing and walking on doorstep**
  - **Tenterden and Rye 6 miles distant**
- **Coast a short drive away. High speed rail link from Ashford**

**SITUATION:** Tucked away from any main roads, "Rawnie House" is situated at the end of a long lane in the centre of the quintessential Kentish village of Appledore which offers a good local store, post office, tearoom, public house with restaurant, village hall, parish church and recreation ground, and Rawnie House is within walking distance of them all. As well as this, the surrounding unique, distinctive and very beautiful Romney Marsh landscape and Royal Military Canal are literally on your doorstep and the picturesque coastline is just a short drive away. In addition, the popular "Ferry Inn" is close by, as is the renowned Gusbourne Vineyard. The Cinque Port towns of Rye and Tenterden are approximately 6 miles distant and offer a wide selection of shops, supermarkets, banks, restaurants and leisure amenities. There is a wide choice of schools in the area in both the state and private sectors. Appledore station, which is on the Rye to Ashford line, is about 2 miles away.



**The accommodation comprises the following with approximate dimensions:** **PORCH** enclosed porch at the front of the house makes a useful place for boots and bags. **ENTRANCE HALL** 13' 8" x 7' 0 max" The front door opens into a hall which gives access to the sitting room, kitchen and study/bedroom 4. Stairs lead to the first floor. Under stairs cupboard.

**SITTING ROOM** 16' 6" x 13' 6 into bay" A spacious double aspect room with working open fireplace. A large square bay to the front brings in lots of light and gives lovely views over the front garden. A door gives access to the dining room.

**DINING ROOM** 10' 5" x 9' 4 max" This room is handily positioned between the sitting room the kitchen/breakfast room. A rear window gives views over the rear garden. An open doorway links this room to the kitchen, making it a sociable space.

**KITCHEN/BREAKFAST ROOM** 14' 1" x 8' 10 max" A generous sized kitchen with a breakfast area to one side. There are a number of fitted painted wood units, both base and wall, with laminate worktops. Ceramic sink with drainer and mixer tap. Space for freestanding oven, under counter fridge and dishwasher. Built-in cupboard housing hot water cylinder. Boiler. Window overlooking garden.

**INTERNAL LOBBY** from the kitchen leads to the utility, cloakroom and sun room at the rear.

**UTILITY** 9' 2" x 5' 7 max" A very useful space with plumbing for washing machine. Large built-in cupboard, ideal for walking boots or fishing gear! Laminate worktop with sink and drainer.

**CLOAKROOM** Comprises low level w.c.

**SUN ROOM** 9' 3" x 6' 11 max" This useful room at the rear of the property not only acts as a sunny place to grow fruit and veg, but is also a handy place for storing outside shoes and boots as well as additional white goods.

**STUDY/BEDROOM 4** 12' 0" x 8' 9 " Currently set up as a study cum bedroom, this room could also serve a number of different functions including a snug or home office.

**FIRST FLOOR LANDING** Stairs from the ground floor lead to a good size landing. Built-in storage. Loft hatch.

**BEDROOM 1** 14' 2 into bay" x 13' 11 max" A spacious double aspect room with a large square bay to the front that brings in lots of natural light and gives views over the beautiful garden.

**BEDROOM 2** 16' 8" x 8' 11 max" A very light and sunny double bedroom with built-in cupboard.

**BEDROOM 3** 9' 8" x 7' 11" This could also serve as a study / home office.

**BATHROOM** Comprises: panelled bath with shower over, pedestal wash hand basin and low level w.c.

**OUTSIDE** Rawnie House's tucked away position at the end of a private lane behind a mature hedge could be described as something of a hidden gem. Unless you were walking down the lane to access the footpath at the end that leads to the canal, you wouldn't know it was there. To the side of the property is a long driveway where there is parking for any number of cars. A large level park like garden at the front with beautiful mature trees introduces you to the house. At the rear is a smaller garden which is a haven for wildlife. NB: Set back at the side of the property are buildings associated with the nearby working farm.

**SERVICES** Mains water and electricity. Oil fired central heating. Private drainage. EPC: tba. Local Authority: Ashford Borough Council. Council Tax Band: F.

**LOCATION FINDER**  
what3words: cosmetic.promoted.lilac





**Total area: approx. 129.4 sq. metres (1392.6 sq. feet)**

Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide. Copyright WarnerGray.  
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