



**Walland Cottage,
Lydd Road, Old Romney, Romney Marsh, Kent TN29 9SG**

Walland Cottage, Lydd Road, Old Romney, Romney Marsh, Kent TN29 9SG Offers in excess of £585,000

This 2 bedroom property presents a rare and exciting opportunity to purchase an unlisted period cottage with masses of potential, situated on a plot of circa one acre which includes a 0.4 acre fenced paddock, barn with stabling and timber outbuilding which could be used in a number of different ways (stp).

Now in need of some modernisation, this unique 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 home.

As the name suggests, the property is situated on the edge of Walland Marsh, surrounded by beautiful countryside where there are many walks and much wildlife to enjoy, and with the coast just a short drive away, this property is perfect for a buyer who wants to spend more time communing with nature. This property also benefits from a drive providing plenty of off- street parking. Viewing is highly recommended.

- Detached 2 bedroom unlisted period cottage
 - Potential to modernise / extend (stpp)
 - South facing one acre plot (unmeasured)
- Barn providing stabling / storage / workshop space
- Self-contained timber summerhouse. Glorious country views front & rear
 - Accessible rural location close to amenities
 - Close to historic Cinque Port towns of Tenterden & Rye
 - Coast just a short drive away. High speed rail link from Ashford

SITUATION: Walland Cottage enjoys a rural location close to the centre of the village of Old Romney. The nearby small town of New Romney offers a good selection of independent stores and local facilities. More comprehensive facilities can be found in the historic Cinque Port town of Rye (approximately 10 miles distant) and the market towns of Hythe and Ashford (approximately 16 miles distant). A variety of educational opportunities exist in both the private and state sector at all levels and this property is also within the catchment for the Ashford Grammars. Ashford International offers the high-speed service to London St Pancras (about 37 minutes). The surrounding unique, distinctive and very beautiful Romney and Walland Marsh landscape and picturesque coastline offer many wonderful opportunities for walking, cycling and watersports.

www.warnergray.co.uk
info@warnergray.co.uk 01580766044

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The accommodation comprises the following with approximate dimensions:

ENTRANCE HALL 8' 3" x 7' 11 max" The front door opens into a small porch area which is handy for cloaks and boots. This opens into an entrance hall where there is room for free standing furniture. Worcester boiler.

KITCHEN 16' 8" x 8' 3 max" The deceptively spacious galley style kitchen has lovely views over the garden towards the paddock. Modern units with laminate worktops and stainless steel sink with mixer tap. Space for under counter fridge and freezer, dishwasher, washing machine and dryer. Built-in electric double oven and electric hob with extract above. Tiled floor. Open doorway to snug.

SNUG 12' 1" x 10' 3 max" This room is handily positioned next to the kitchen, making it a sociable space which could be used as a snug, breakfast room or home office. A sliding patio door gives views over and access to the rear garden.

CLOAKROOM Comprises low level w.c and wash hand basin.

SITTING / DINING ROOM 24' 9" x 13' 2 max" This spacious sitting / dining room with its beautiful inglenook fireplace and multi-fuel wood burner, is a lovely place to cosy up on cold evenings. It is also a great family / entertaining space. Two windows to the front bring in good amounts of natural light. Stairs to first floor.

Stairs from the ground floor lead to a spacious

FIRST FLOOR LANDING which could easily serve as a study area or accommodate an en-suite / dressing room for the main bedroom next door (subject to any necessary permissions). Beautiful wide original floorboards. A window to the front gives wonderful views across to St Clements church. Built-in storage cupboard. Stairs to second floor.

BEDROOM 1 13' 3" x 12' 9 max" A double bedroom with period features and very deep open eaves storage space. Wide exposed floorboards. Window with wonderful views of the marsh countryside.

BATHROOM Comprises panelled bath with hand held shower attachment, pedestal wash basin and w.c. Velux window.

SECOND FLOOR LANDING Stairs from the first floor lead to a surprisingly spacious landing which has good amounts of built-in storage. It may be possible, subject to the necessary permissions, to incorporate a cloakroom in this area which would serve bedroom 2. NB: Some restricted head height to this floor.

BEDROOM 2 15' 9" x 10' 5 max" Currently used for storage, this spacious attic room with its wide floor boards and period features offers much in the way of potential. Window to side.

OUTSIDE Set within the heart of the beautiful Walland Marsh with far reaching views towards the coast and grounds approaching one acre (unmeasured), this property enjoys a lovely rural position and yet is still within easy reach of all the local amenities.

Walland Cottage is approached through gates onto a driveway that provides plentiful parking. The large flat plot which is south facing is made up of a good size private garden area laid mainly to lawn, and 0.4 acre paddock, ideal for animals, children and gardener's alike. NB: A covenant relating to the paddock states that no permanent structures can be built on it.

BARN The detached barn, which is handily positioned close to the house, houses a workshop / storage space, stabling for three horses, an animal pen and hay store. See plan for layout and dimensions.

SUMMERHOUSE This self-contained timber building benefits from a living area, kitchen, bedroom and shower room. At present, it is used to accommodate family members when needed, but due to the fact that this property is situated in a highly desirable tourist area, it could provide a possible commercial opportunity for any new owner as a holiday let or Air B & B, subject of course to the necessary permissions. See floorpan for layout and dimensions.

SERVICES Mains water and electricity. Private drainage. Calor Gas tank for central heating. EPC: G. Local Authority: Folkestone and Hythe District Council.

LOCATION FINDER what3words: lived.back.fired.sunbeam



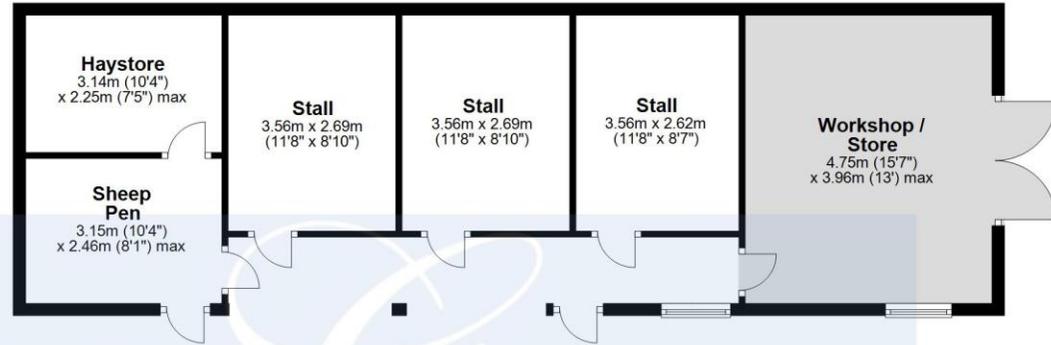
Ground Floor

Approx. 61.6 sq. metres (663.4 sq. feet)



Stabling

Approx. 73.9 sq. metres (795.4 sq. feet)



First Floor

Approx. 37.1 sq. metres (398.9 sq. feet)



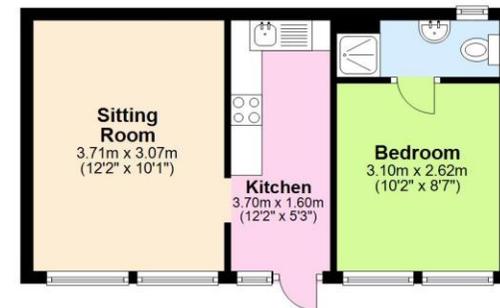
Second Floor

Approx. 24.7 sq. metres (265.5 sq. feet)



Timber Outbuilding

Approx. 29.7 sq. metres (319.3 sq. feet)



Total area: approx. 226.9 sq. metres (2442.5 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. NB: Total square footage includes outbuildings and garaging. Plan produced using PlanUp.

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