



The Tack House, 1 The Courtyard,
Durlock Road, Staple, CT3 1JD
£435,000

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The Tack House

1 The Courtyard, Durlock Road, Staple

An attractive former tack stable with much charm and character located in a sought after development with pretty garden and single garage

Situation

The village of Staple is set in idyllic Kent countryside, conveniently situated approximately 9 miles from Canterbury and approximately 4 miles from the Medieval Cinque Port of Sandwich which offers a comprehensive range of amenities including supermarket, independent shops, bank, post office, chemist, doctor and dentist surgeries, restaurants, public houses and a choice of well-regarded schools and leisure facilities. The Princes Golf Club and Royal St Georges Golf Club are close by at Sandwich Bay. From Sandwich there are connecting train services to London St Pancras and Charing Cross. Local shops can be found in the neighbouring villages of Ash and Wingham and the local public house/restaurant, The Black Pig, has a small village convenience store located within the premises. Staple enjoys a strong sense of identity with the village hall being at the heart of this rural community.

The Property

When the outbuildings at Staple Farm were redeveloped approximately 30 years ago, some new homes were built alongside them, mainly around a pretty communal courtyard area and behind walled gardens. The Tack House is a unique and versatile home with character in abundance and well presented accommodation arranged over two floors, comprising; entrance hall, cloakroom, triple aspect sitting room with open fireplace and double doors leading to the pretty walled garden, open-plan fitted kitchen / dining room, study / bedroom 3 - with fitted cupboard, two further double bedrooms - both with useful storage cupboards, and bedroom one enjoying wonderful views of the surrounding countryside and the neighbouring Oasts. Shower room, family bathroom, and a quirky mezzanine level above the kitchen / dining room.

Outside

The pretty, wall enclosed rear garden is well maintained and thoughtfully planted with an attractive paved seating area, raised lawn, and a variety of established shrub, flower and tree borders. Hidden bin storage and timber garden shed. A rear gate leads onto the driveway where there is visitor parking and a single garage which benefits from overhead storage.

Services

All main services, with the exception of gas, are understood to be connected to the property. There is an annual maintenance charge of £275.00 for the upkeep of the driveway and communal areas.

Local Authority

Dover District Council, White Cliffs Business Park, Whitfield, Dover, Kent, CT16 3PJ.

Tenure

Freehold

Current Council Tax Band: D

EPC Rating: E

Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.

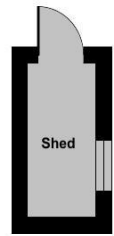


To view this property call Colebrook Sturrock on **01304 813666**

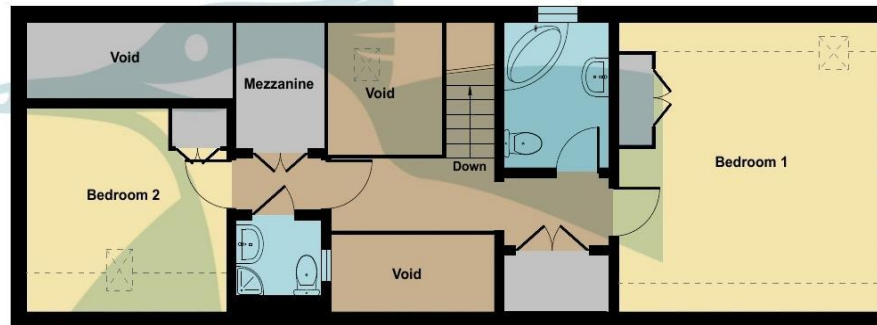
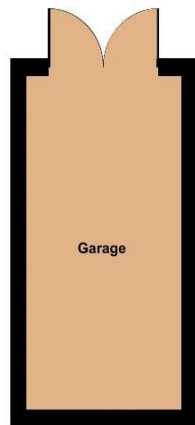
Approximate Area = 1211 sq ft / 112.2 sq m (Excludes void & mezzanine)
 Limited Use Area(s) = 64 sq ft / 6 sq m
 Garage = 108 sq ft / 10.1 sq m
 Outbuilding = 30 sq ft / 3 sq m
 Total = 1413 sq ft / 131.3 sq m



Denotes restricted
head height



OUTBUILDING



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023.
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Entrance Hall

Sitting Room

20' 5" x 15' 3" (6.22m x 4.64m)

Bedroom Three/Study

10' 11" x 6' 11" (3.32m x 2.11m)

Kitchen/Dining Room

25' 1" x 11' 0" (7.64m x 3.35m)

WC

First Floor

Bedroom One

14' 5" x 14' 4" (4.39m x 4.37m)

Bedroom Two

10' 10" x 10' 6" (3.30m x 3.20m)

Family Bathroom

Shower Room

Garage

17' 3" x 8' 6" (5.25m x 2.59m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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