



The Croft, High Street  
Lyminge, CT18 8EN  
£650,000

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# The Croft, High Street, Lyminge

An exceptional, beautifully extended five-bedroom family home in the heart of Lyminge.

## Situation

This exceptional property is well located within this popular village, which boasts a good range of amenities, including newsagents, general stores, post office, tea rooms, public house/restaurant, primary school, church, two doctors' surgeries, pharmacy, takeaway and active village hall. There is also a public library, bowls club and sports field. The surrounding countryside forms part of the Kent Downs Area of Outstanding Natural Beauty over which there is a wealth of walks, rides and cycle routes. A regular bus service runs through the centre of the village, giving access, to the north, to the cathedral city of Canterbury and, to the south, the Channel Tunnel town of Folkestone and the Ancient Cinque Port Town of Hythe on the coast. Each of these offers a wide range of shopping, recreational and educational facilities, together with high speed main line train services to London with the travel time having been reduced to some 60 minutes to St Pancras. A little further a field via the M20 motorway will be found the expanding business centre of Ashford from where the capital may be accessed in some 37 minutes. The Port of Dover, along with the Euro Tunnel gives direct and easy access deep into Europe.

## The Property

From the outside, this handsome five-bedroom semi-detached property makes a striking first impression but step inside and you'll quickly realise it offers far more than meets the eye. Sympathetically extended and tastefully updated throughout, this substantial village home seamlessly blends elegant period character with stunning contemporary finishes. With generous living spaces, versatile accommodation offering the feel of a detached residence perfect for growing families or those seeking flexible space to live, work and entertain. The heart of this home can be found at the rear of the property there lies a truly spectacular kitchen/breakfast room, flooded with natural light from skylights and bi-fold doors that frame views of the sunny garden. A large central island takes centre stage, complemented by extensive cabinetry, high-spec appliances, and room for a dining table ideal for family meals or hosting guests in style. This house offers charming yet functional living with a cosy bay-

fronted sitting room that not only provides a peaceful retreat yet opens up to incorporate the dining room and kitchen creating a super entertaining area. There is also a generous utility room, pantry, boot room, and a convenient cloakroom/WC. Upstairs, you'll find plenty of space with five well-proportioned bedrooms spread over two floors, alongside a beautifully appointed four-piece contemporary family bath/shower room. Each room feels light and spacious, perfect for families needing space to grow or professionals looking for a dedicated work-from-home environment.

## Outside

The sunny rear garden is predominantly laid to neat lawn with an entertaining terrace, offering the perfect balance of relaxation and practicality. At the far end of the garden sits a corrugated barn, accessed via a private track at the rear, with the potential for conversion, additional parking or development (subject to necessary consents). At the side of this exceptional property is off-road parking and an EV charging point.

## Services

All mains services are understood to be connected.

## Local Authority

Folkestone & Hythe District Council, Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

## Tenure

Freehold

## Current Council Tax Band: E

## EPC Rating: D

## 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 **01303 892000**





TOTAL FLOOR AREA : 2256 sq.ft. (209.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	78 C
39-54	E		
21-38	F		
1-20	G		



## Porch

## Sitting Room

15' 7" x 12' 4" (4.75m x 3.76m)

## Dining Room

13' 0" x 10' 2" (3.96m x 3.10m)

## Open Plan Kitchen//Breakfast Room

21' 10" x 20' 8" (6.65m x 6.29m) L Shaped

## Utility Room

14' 9" x 6' 7" (4.49m x 2.01m)

## WC

3' 5" x 2' 10" (1.04m x 0.86m)

## Boot Room

4' 3" x 3' 0" (1.29m x 0.91m)

## Bedroom 1

16' 0" x 13' 6" (4.87m x 4.11m)

## Bedroom 2

13' 0" x 10' 2" (3.96m x 3.10m)

## Bedroom 5/Study

10' 0" x 7' 2" (3.05m x 2.18m)

## Family Bath/Shower Room

10' 0" x 6' 8" (3.05m x 2.03m)

## Bedroom 3

10' 7" x 15' 10" (3.22m x 4.82m)

## Bedroom 4

10' 4" x 9' 7" (3.15m x 2.92m)

## Barn

11' 0" x 9' 6" (3.35m x 2.89m)

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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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