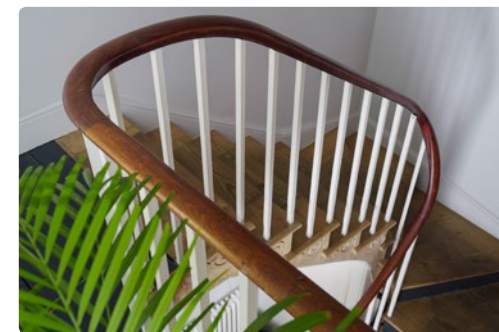
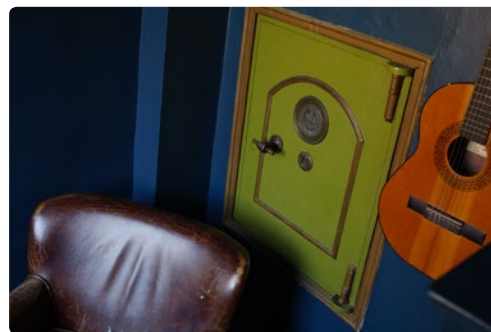




Barbican House, 13 High Street, Sandwich CT13 9EB

3 BEDROOMS | 1 BATHROOM | 3 RECEPTIONS

Freehold



Barbican House, 13 High Street Sandwich CT13 9EB

- Enchanting Grade II Listed Georgian Residence
- Flourishing in Charming Period Features
- Open Fireplaces & Column Radiators
- Three Reception Rooms & Three Bedrooms
- Rustic Kitchen Breakfast Room & Utility Area
- Elegant Decor & Beautifully Presented
- Private & Peaceful Courtyard Garden
- Situated In The Heart Of Sandwich
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SITUATION:

Situated in the heart of Sandwich's bustling town centre, yet close to the mainline station, quayside, and schools. The charming and historic town of Sandwich is situated on the River Stour and its historic centre is preserved as a conservation area. Its many original medieval buildings, thriving town centre and historic quayside make this an extremely popular place to both live and visit.

Sandwich has a weekly market located on the Guildhall forecourt and offers locally produced bread, meat, groceries, and flowers. Sandwich also offers a good range of shops, restaurants, and a mainline station with a high-speed link to Ashford and London St Pancras. The local area is well served with a fine selection of state and private schools, including the renowned Sir Roger Manwood's state grammar school, a five-minute walk away and currently rated outstanding by Ofsted.

Sandwich is surrounded by lovely countryside that has many good country walks and bridle paths, whilst Sandwich Bay is home to numerous nature reserves and two world class golf courses, the Royal St. George's and Princes' Golf Club.

The cathedral city of Canterbury is just thirteen miles to the west and is a vibrant and cosmopolitan city, with a thriving city centre offering a wide array of high street brands alongside a diverse mix of independent retailers, cafes and international restaurants. The city also offers a fine selection of sporting, leisure and recreational amenities, including the refurbished Marlowe Theatre. Canterbury has an excellent choice of educational amenities, ranging from Grammar schools to highly regarded private schools and three universities. Easy access to mainland Europe is facilitated by the port of Dover just 12 miles to the south and the Channel Tunnel a further 7 miles.



DESCRIPTION:

An enchanting Grade II Listed Georgian property, which enjoys a splendid position in Sandwich High Street, just moments from the bustling town centre and train station with its quick links to London.

Barbican House is beautifully presented with a wealth of period features that flourish over 1600 sq. ft of characterful accommodation, including open fireplaces, intricate architrave, sash windows, original panelling, and exposed brick work.

The current owners have embraced the heritage of the property and creatively enhanced with a rich Farrow & Ball palette and preserving the period features. This works beautifully alongside the new column radiators, wood burning stove, rustic stainless-steel kitchen and modern bathroom.

The handsome front door sits beneath an attractive fan light, between the beautifully maintained wooden sash windows.



An entrance hall leads sits central to the property with reception rooms either side, to the right there is an elegant living room with exposed panelling that frames the window, an open fireplace which is surrounded by a rich marble mantle and original cupboards that are nestled within the alcoves.

To the left of the hallway, one will find a charming sitting room with exposed brick fireplace which encompasses a wood burning stove, there is a little reading nook/study off the sitting room which has an original Georgian safe.

The bare plastered archway with intricate corbels provides division between the sitting room and dining area, this faces the most elegant staircase which has a beautiful, curved handrail, the current owners has exposed the brick work on the stairwell which brings another depth of character to this Georgian house.

The kitchen breakfast room sits to the rear of the property and has free standing appliances and units which include a stove set within the chimney breast and a stainless-steel sink. The space is complemented by a utility area and cloak room.

To the first floor one will find a large galleried landing which leads to three double bedrooms and a well-appointed family bathroom. The principal bedroom benefits from additional space which could be used as a dressing room or nursery.

OUTSIDE:

Barbican House boasts a splendid walled courtyard garden which is adorned in established shrubs and young trees, it feels private and peaceful, and the perfect spot to enjoy a morning cup of coffee.









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HIGH ST



TOTAL FLOOR AREA: 1616 sq. ft (150 sq. m)



EPC RATING
TBA



COUNCIL TAX BAND
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GENERAL INFORMATION
All services are mains connected

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