



Freehold



10 Conyer Quay, Conyer, Sittingbourne ME9 9HR

Delightful End Of Terrace Property
Over 1400 Sq.Ft Of Accommodation
Three Bedrooms & Three Reception Rooms
Potential To Create A Self Contained Annexe
Wood panelling & Bespoke Shutters
Creatively Extended With Bi-Fold Doors
Enchanting Garden & First Floor Balcony
Splendid Views Over Conyer Quay

SITUATION:

Conyer is a picturesque Creekside hamlet five miles from the medieval market town of Faversham. Situated on the Swale, it offers two marinas (both with mooring options and one with a cruising club and clubhouse facilities) and the welcoming Creekside Ship Inn, a superbly renovated village pub and eatery serving classic traditional fare.

Surrounded by farmland and orchards, Conyer is popular with ramblers following the historic Saxon Shore Way, sailors, photographers and bird watchers. There is a bus service to nearby Teynham with its handy convenience stores, post office, primary school and railway station (with a service to London Victoria). Rail travellers are also well served by mainline stations at Faversham (for Kent's coastal resorts) and Sittingbourne (regular commuter services to London's Victoria and a fast service to St Pancras International).

Faversham has a wide choice of supermarkets, restaurants, individual shops and leisure facilities. There are three markets a week in the cobbled town square beside the ancient Guildhall. Community attractions include the famous annual Hop Festival (the town holds the oldest brewery in the country) and a magnificent weekend-long classic car show. On the outskirts of the town, Brogdale 'The Home of the National Fruit Collection' stages regular events celebrating Kent as the fruit producing Garden of England.

Both Faversham and Sittingbourne boast high-achieving grammar schools. The cathedral city of Canterbury; Margate, home of its Turner Gallery; and trendy Whitstable, renowned for its oysters and interesting mix of shops, are short journeys away. Thanks to Eurostar, the 'Shuttle' and cross-Channel ferries, the Continent is virtually on your doorstep.



DESCRIPTION:

A delightful end of terrace, town house built in the early 1970's with a stunning weatherboarded façade, substantial driveway and occupying an enviable position overlooking Conyer Quay. This striking three-bedroom property offers almost 1400 sq.ft of beautifully presented accommodation, the largest in this row of houses and has the potential to create a ground floor annexe perfect for a relative or as a small holiday let business.

The current owners have creatively enhanced the property by extending the main living area, to offer a large, vaulted dining room with bi-fold doors which reveal a beautiful walled garden. The property has seen many energy efficient saving features such as solar panels, double glazing throughout, bespoke wooden shutters and underfloor heating over two floors.

The substantial driveway leads to the front door which opens into a large entrance hall



with stairs to the first floor. There is a door to the left which opens into the living space configured on the ground floor, currently used as an office, with WC and plenty of storage. This holds the potential to convert into a small annexe with the option to add a bathroom and kitchenette, making it completely self-contained, ideal for a relative or holiday let business.

To the first floor one will find the main living area which has been dramatically enhanced by a split-level extension offering a beautiful, vaulted dining room which is flooded with natural light via a roof window and bi-fold doors which lead onto pretty garden. A wood burning stove has been installed, exposing the flue against attractive tiles, whilst pendant lighting makes the space even more impressive.

The kitchen has an array of wall and floor units which integrate a Bosch oven and electric hob, and have been finished with wood work tops and stone tiles. The solid wood flooring runs seamlessly through to

the dual aspect sitting room which sits at the front of the property and has a bay window and balcony taking in the stunning views of Conyer Quay. The décor is neutral, yet decorative with wood panelling painted in a rich grey, blending beautifully with the walls. Another handsome staircase rises to the second floor where one will find three bedrooms and a well-appointed family bathroom, which comprises of a curved shower enclosure, traditional style WC and basin set against grey metro tiles.

OUTSIDE:

The property benefits from not only a splendid setting but has both morning and evening sunshine with both a balcony at the front and stunning rear garden. The garden is reached via the bi-fold doors that recline allowing the inside to connect perfectly to the private walled garden. The garden is low maintenance but equally enchanting with established climbers and pretty pots, enhanced with festoon lighting and outside furniture set upon patio stones.











TOTAL FLOOR AREA: 1387 sq. ft (129 sq. m)



EPC RATING
E



COUNCIL TAX BAND
D



GENERAL INFORMATION
Mains Drainage & Mains Electric

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