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Carn House, The Vallance, Lynsted, ME9 0RP

4 BEDROOMS | 3 BATHROOMS | 3 RECEPTIONS



Freehold



## Carn House, The Vallance, Lynsted Sittingbourne ME9 ORP

- Substantial Detached Residence
- Almost 2300 Sq.Ft Of Versatile Accommodation
- Four Bedrooms & Three Bathrooms
- Open Plan Kitchen/Diner & Two Additional Receptions
- Opportunity To Make Further Enhancements
- Potential To Convert Garage To Self-Contained Annexe STPC
- Unique Setting Within Victorian Walled Garden
- South Facing Garden Within An 0.20 Acre Plot
- 

### SITUATION:

The Vallance is situated in the heart of Lynsted Village which is a typical old English village with an ancient parish church, St. Peter and St. Paul, an excellent local pub, The Black Lion, and even a village duck pond. The village also boasts a fine selection of period houses and there is a well-regarded village primary school.

The nearby village of Teynham offers a far wider range of amenities including pubs, restaurants, supermarkets, a primary school, and a mainline station. For a wider range of amenities, you have the well-equipped town of Sittingbourne or the historic market town of Faversham (both approx. 5 miles) with a good selection of shops, Grammar Schools, and mainline stations with a fast service to London.

The village of Lynsted is surrounded by undulating hills, picturesque farmland and some truly outstanding countryside and is

ideal for anyone who enjoys outdoor pursuits, with numerous footpaths and bridleways for walking and riding surrounding the village.

The nearby market town of Faversham has a wide range of high street shops and independent retailers which adorn its attractive high street and its bustling market square. The town also offers excellent leisure facilities with an indoor and outdoor swimming pool, a cinema, a large park and recreation ground, a museum and numerous pubs and restaurants. It has a good selection of primary schools and two secondary schools, one of which being the renowned Queen Elizabeth Grammar School.

Faversham has a mainline railway station with a regular service to London Victoria, Cannon Street and Charing Cross and a high-speed rail link to London St. Pancras. The nearby M2 motorway gives excellent and fast access to London which is approx. 48 miles, the Cathedral City of Canterbury approx. 9 miles away and the Kent coast.



A substantial detached property situated in a unique and peaceful setting in the sought-after village of Lynsted. The property was built in the 1970's within the grounds of the Manor House and features a striking, south facing, Victorian walled garden. Carn House offers almost 2300 sq.ft of spacious and versatile accommodation which includes a double garage which holds the potential to convert to create a self-contained annexe.

Carn House property has been with one family for over 20 years, although there is potential to make further enhancements, many improvements have been made which includes the installation of a new kitchen with Neff and AEG appliances, a new boiler added in 2020 and the addition of a workshop in the rear garden.

The property is accessed via a handsome wooden front door which sits beneath a canopy and opens into a bright and airy entrance hall with original parquet flooring which runs seamlessly throughout. To the right there is a triple aspect, bay front

sitting room with ornate fireplace and French doors to the south facing garden. Internal double doors have been fitted allowing the spaces to be open to one another ideal for entertaining.

The kitchen dining room is configured at the rear of the property with another set of French doors opening onto the patio area. There is a breakfast bar peninsular which creates division between cooking and dining, the kitchen has an array of wall and floor units which integrates all main appliances by Neff and AEG. The space is further enhanced by a utility area which in turn leads to a sunroom, with double doors to the garden and is the perfect spot for reading or studying. The expanse of downstairs space is finished with a guest bedroom and a well-appointed bathroom.

The property can also be accessed via the boot room which sits between the house and garage, the double garage is vaulted and holds the potential to be converted into a self-contained annexe. STPC.

Stairs rise to the first floor where a galleried landing leads to a family bathroom and three bedrooms all with fitted wardrobes, the main bedroom benefits from an ensuite bathroom. There is an additional first floor space that has the opportunity to fully convert into the fifth bedroom.

#### OUTSIDE:

Carn House has the most spectacular setting in a quite close called the vallance which is surrounded by idyllic countryside, the private road leads to three houses in a small cul-de-sac each with their own bloc paved driveway. The 0.20 acre garden is enclosed by a Victorian wall which was formerly the manor house garden kitchen. The owner has beautifully landscaped the garden, presenting abundance of attractive shrubs in borders surrounding the lawn. A paved patio runs the full width of the property and provides areas for alfresco dining, with the southerly aspect there is an electric sun canopy. A 180 ft workshop is position in the corner and divided to offer storage and work space.









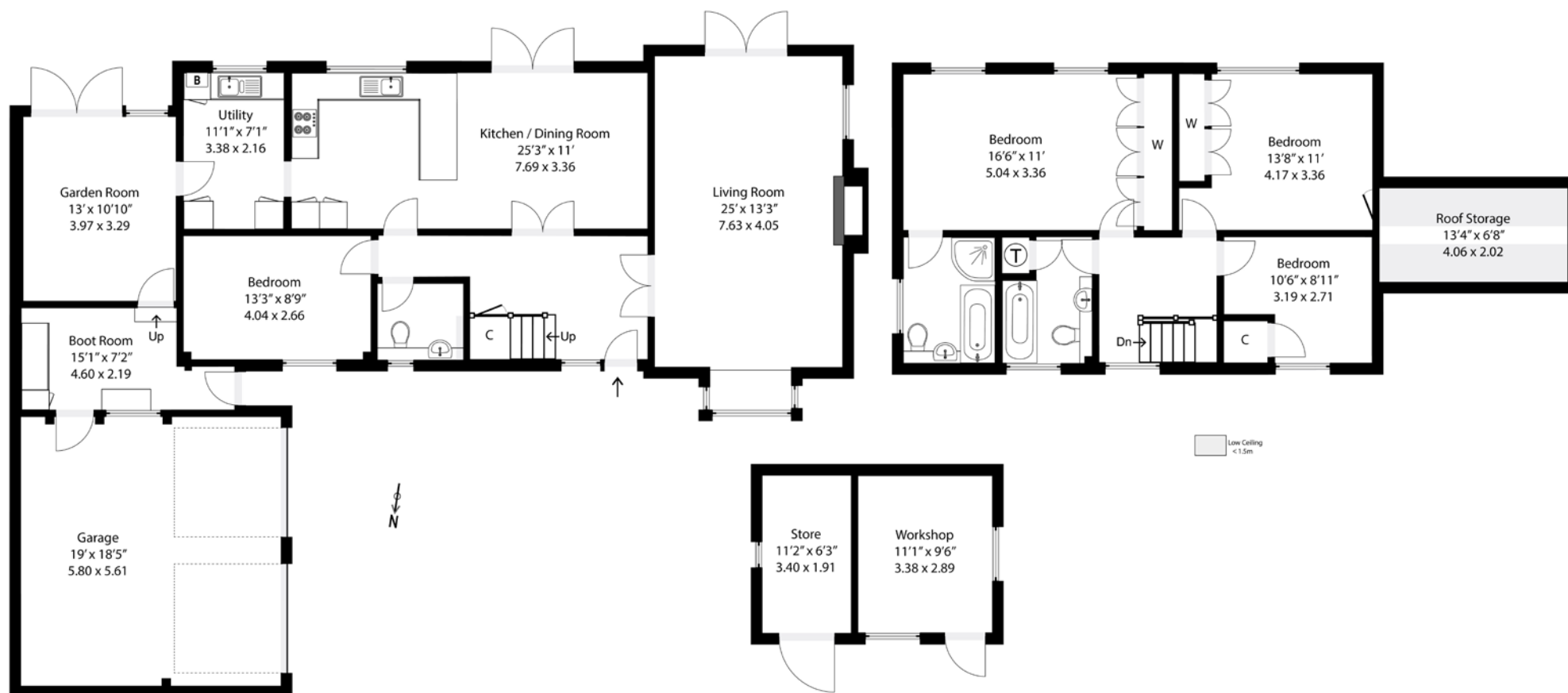












TOTAL FLOOR AREA: 2457 sq. ft (228 sq. m)  
 HOUSE: 2276 sq. ft (211 sq. m)  
 WORKSHOP: 181 sq. ft (17 sq. m)



EPC RATING  
 C



COUNCIL TAX BAND  
 G



GENERAL INFORMATION  
 All services are mains connected

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