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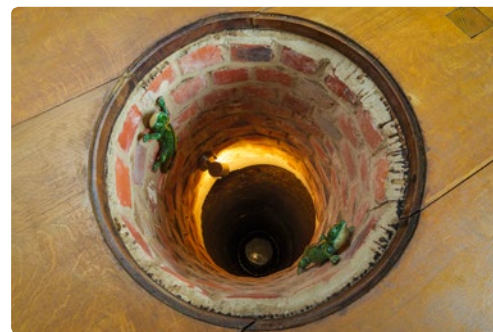
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Palm Tree Inn, Canterbury Road, Wingmore, Canterbury, CT4 6LP

5 BEDROOMS | 2 BATHROOMS | 3 RECEPTIONS

Freehold



Palm Tree Inn, Canterbury Road, Wingmore, Canterbury, CT4 6LP

- Substantial Detached Grade II Listed Farmhouse
- Over 3500 Sq.Ft Of Versatile Accommodation
- Characterful Open Plan Living Areas
- Inglenook Fireplaces & Wood Burning Stove
- Flourishing In Period Features
- Large Attached Self-Contained Annexe
- Set Within 0.73 Acres Of Grounds
- Envious Views Over Elham Valley

Wingmore is a small village in Kent, England, nestled in the picturesque Elham Valley between the towns of Canterbury and Folkestone. It lies approximately halfway between the larger villages of Elham and Barham along the B2065 road. The village comprises a few cottages and farms, contributing to its tranquil rural atmosphere. Elham was a small market town, and it retains many of the fine buildings of its late medieval and Tudor heyday. The Square or old marketplace of Elham adjoins the churchyard of the Grade I listed church of St. Mary, on the north side and dates from 1251. The village is served by several fine pubs, a tearoom, a village store and a village hall which hosts numerous clubs and societies. The village also benefits from a doctor's surgery and a Church of England primary school.

Barham is a picturesque village with a close-knit village and a strong sense of community. The village is home to a primary school, a village hall, and several local amenities. There is a popular public house, The Duke of

Cumberland, which serves as a social hub for the locals.

The bustling cathedral city of Canterbury is just nine miles away, whilst the coastal town of Folkestone is approximately five miles away and offers a good selection of amenities. Canterbury 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.

The city has an excellent choice of educational amenities, ranging from Grammar schools to well-regarded private schools and three universities. Canterbury offers a regular rail service to London Victoria, Charing Cross and Cannon Street and the high-speed rail link connects with London's St Pancras from Canterbury West station in just under one hour.



DESCRIPTION:

A substantial five-bedroom Grade II Listed detached residence offering enviable views of Elham Valley, whilst occupying a generous plot of 0.73 acres, and providing over 3,500 sq. ft. of spacious and versatile accommodation.

Palm Tree Inn dates back to the 18th century and is rich in period features, including internal beams, exposed brickwork, inglenook fireplaces, and attractive sash windows. Originally built as a farmhouse, it was extended in the 1980s when it served as a successful public house.

The current owners have made many improvements and have configured the property with the option for one half to be used as a self-contained annexe—ideal for multi-generational living or as a holiday let providing additional income.



The ground floor is partially open-plan, with clear divisions for relaxing and dining. There are two reception rooms in the oldest part of the building, both with inglenook fireplaces. These adjoin the main kitchen/breakfast room, which is fitted with an array of wall and floor units surrounding all main appliances, including a butler sink and mixer tap with a window view. The kitchen is further enhanced by a separate utility room with a ground-floor WC.

In the west wing of the house, there is a large open-plan living area, complete with a characterful exposed brick bar, a wood burning stove and an original well, which has been creatively adapted into a dining room table. This area connects to its own kitchen, while on the opposite side, there is a double bedroom and a shower room. This section of the house works perfectly as a self-contained annexe with minimal changes required.

On the first floor, there are four large double bedrooms and a well-appointed family bathroom with a roll-top bath and separate shower.

OUTSIDE:

Palm Tree occupies a 0.73 acre plot of beautiful grounds and is approached via a five-bar gate, leading to a large gravel parking area at the front of the house. Wrapping around the front and side of the house is a generous terrace, offering views over the beautiful countryside of the Elham Valley.

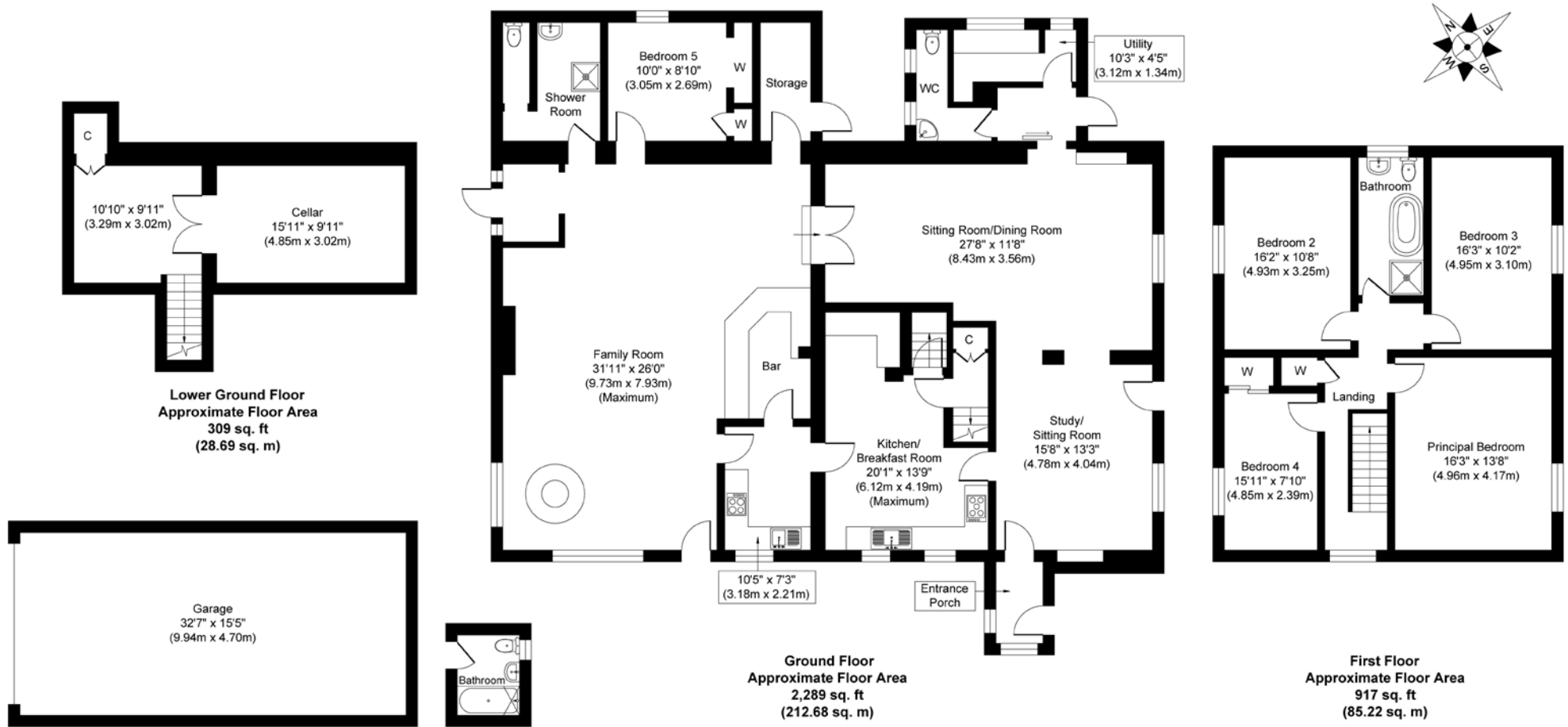
A charming open timber gazebo provides an alfresco sitting and dining space. Sloping away from the house, lawns are bordered by trees, with views from the far margin extending over the valley landscape beyond.











TOTAL FLOOR AREA: 4053 sq. ft (376 sq. m)
HOUSE: 3515 sq. ft (326 sq. m)
GARAGE: 528 sq.ft (50 sq. m)



EPC RATING
G



COUNCIL TAX BAND
G



GENERAL INFORMATION
Electric only & Private drainage

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

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