



Freehold



## Providence Chapel, Mill Lane, Eastry, Sandwich, CT13 0JS

- Enchanting Grade II Listed Converted Chapel
- Thoughtful Architecture & Interior Design
- Creatively Configured & Artistic Décor
- Triple Aspect Open Plan Living Room
- Full height Ceilings & Mezzanine Landing
- Wood Burning Stove & Oak Flooring
- Beautiful West Facing Garden & Off Road Parking
- Easy Access To The Cinque Port Town Of Sandwich

### SITUATION:

Eastry is a small village located in the county of Kent, England. It sits within the district of Dover and is known for its picturesque rural setting and charming English countryside atmosphere. Eastry has a rich history, with its roots tracing back to medieval times, and features several notable historic buildings, including the ancient St. Mary's Church. The village is a peaceful and welcoming place, with a close-knit community, scenic views, and proximity to the bustling coastal town of Sandwich.

Eastry is also conveniently located near major transport routes, making it an ideal spot for those seeking a balance of tranquility and access to nearby towns and cities. The surrounding area is filled with nature reserves, walking trails, and outdoor activities, adding to its appeal as a quiet but well-connected location.

The historic town of Sandwich is situated approx. 3 miles away and is located on the River Stour. It offers a good range of shops and educational amenities including Sandwich Technology School and Sir Roger Manwood's Grammar School. Sandwich Bay is home to numerous nature reserves and two world class golf courses, the Royal St. George's Golf Club and the Princes' Golf Club and has a mainline railway station to London.

The vibrant Cathedral city of Canterbury lies just thirteen miles to the west and offers an excellent range of shopping, leisure and recreational facilities. In addition there is a wide choice of both state and independent schools, two hospitals and three universities. From Canterbury West station there is a high speed link which reaches London St Pancras in just over an hour.



#### DESCRIPTION:

This enchanting and exceptionally unique two-bedroom Grade II listed converted chapel, complete with private parking and a glorious west-facing rear garden. Located in the village of Eastry, just moments from the popular Cinque Port town of Sandwich.

Providence Chapel dates back to 1822, a heritage reflected in its characterful façade, which features wooden sash windows and a handsome oak front door. Internally, the current owner has tastefully preserved the building's architectural charm, incorporating fine décor and thoughtful interior design. The full-height ceilings and mezzanine landing allow natural light to flood the space, enhancing the sense of openness.

The ground floor is predominantly open-plan, with oak flooring that complements the open staircase.



The triple-aspect living room boasts a recently installed Nordpeis contemporary wood-burning stove. The room is well-configured with areas for dining, relaxing, and working, and features a door that opens directly onto the garden.

The kitchen is equipped with a range of fitted units, including a sink with a mixer tap, integrated dishwasher, fridge freezer, washing machine, oven, and gas hob.

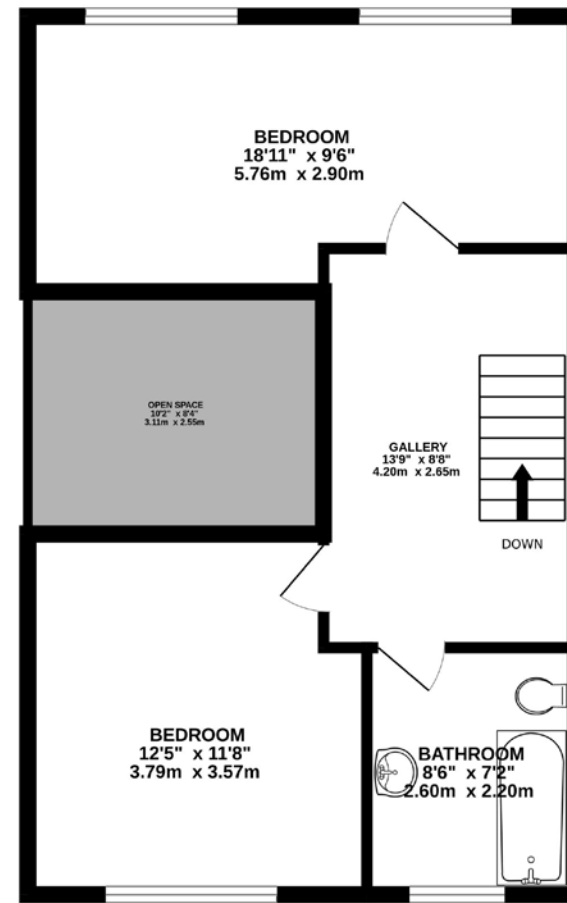
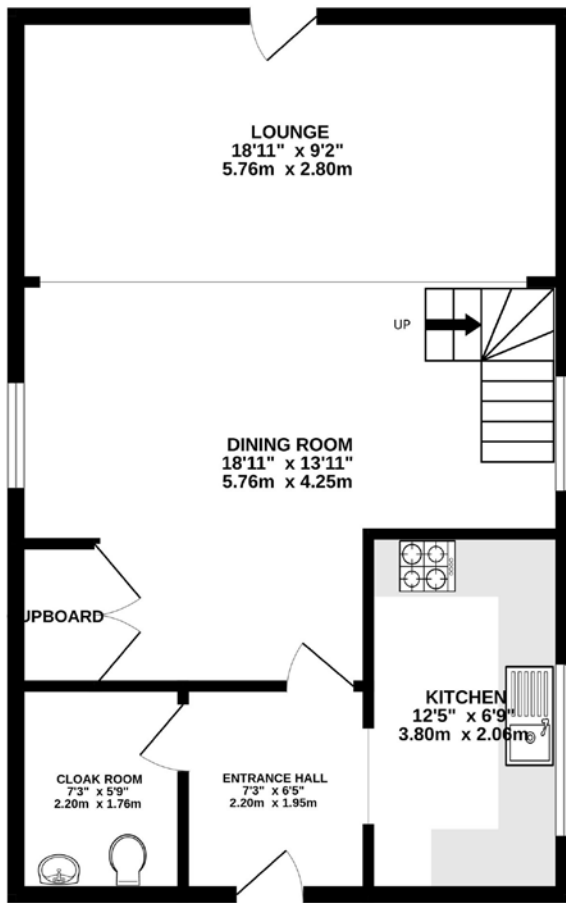
The ground floor is further complemented by a large WC and a coat closet.

Upstairs, the mezzanine landing leads to two double bedrooms and a well-appointed family bathroom. The largest bedroom, with two windows, offers the potential to be divided, creating a three-bedroom home.

#### OUTSIDE:

The front garden includes a log store and bicycle storage, while the rear garden is filled with established shrubs and mature trees, including a silver birch and a mulberry tree.

There is ample space for growing vegetables, along with numerous fruit trees and bushes, and plenty of seating areas throughout. The property benefits from off-road parking at the rear.



TOTAL FLOOR AREA: 1062 sq. ft (98 sq. m)



EPC RATING  
D



COUNCIL TAX BAND  
C



GENERAL INFORMATION  
All services are mains connected

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