



The Mechanics Arms, West Street, Faversham, ME13 7JG

4 BEDROOMS | 3 BATHROOMS | 1 RECEPTION

Freehold



## The Mechanics Arms, West Street, Faversham, ME13 7JG

- A Substantial Grade II Listed Townhouse
- 2200 Sq.Ft Of Artistically Presented Accommodation
- Vaulted Ceilings & Exposed Beams
- 30ft Living Room With Wood Burning Stove
- Bespoke Kitchen With Smeg Double Range Stove
- South Facing Walled Garden
- In The Heart Of The Market Town Of Faversham
- Ten Minute Walk To The Station With HS Links To London

### SITUATION:

The property is conveniently situated in West Street which enjoys an extremely central location, easy walking distance of Faversham's mainline railway station and thriving medieval town centre.

The charming 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. The quay has become a popular location for evening drinks and weekend meandering, with a wine bar and the popular Papa Bianco's which is perfect for watching the sunset whilst enjoying live music, pizza, and cocktails.

It has a good selection of primary schools and two secondary schools, one of which is

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.

The city of Canterbury is approximately 10 miles away this has a vibrant city centre, which has a wide array of High Street brands alongside independent retailers, cafes and international restaurants and offers a selection of sporting, leisure, and recreational amenities, including the Marlowe Theatre.

The seaside town of Whitstable, famous for its seafood and annual oyster festival held at the vibrant harbour and picturesque quayside, also has a variety of shops, boutiques and restaurants, a good selection of primary and secondary schools and excellent leisure facilities and is just a few miles away.



#### DESCRIPTION:

A substantial and particularly characterful Grade II listed townhouse offering over 2200 sq.ft of artistically presented accommodation spread over four floors. Enviously located in the heart of Faversham's bustling medieval town centre, the property also offers a desirable south facing walled garden.

Formerly known as The Mechanics Arms, a public house, the property has been sensitively renovated over the years and more recently aesthetically enhanced. Preservation of the buildings heritage is evident with features flourishing throughout, which include timber beams, wattle and daub, wood panelling, original windows and exposed brickwork.

The front door opens into a spacious reception hall with a vaulted ceiling, wood-panelled walls, a tiled floor, and a walk-in coat cupboard. Double half-glazed doors, bearing the 'Mechanics Arms' sign, open into a spectacular open-plan family room. Divided



only by a wood-burning stove set on a limestone hearth, this impressive space is filled with exposed beams, brickwork, stripped wood flooring, cornicing, and a beautiful solid wood bookshelf and storage unit that spans an entire wall, reclaimed from the original bar.

At the rear of the property, a superb full-width extension has been sympathetically weatherboarded, with a part-vaulted ceiling beneath a charming Kent peg-tiled roof. This magnificent double-aspect room serves as a comfortable open-plan kitchen and dining area, with double-glazed French doors leading to the rear garden.

The kitchen is fitted with an excellent range of traditional-style wall and floor units, set around solid wood block work surfaces, twin Belfast sinks, integrated appliances, and a limestone floor. The space is further complemented by a utility room and a well-appointed shower room. A staircase descends from the sitting room to a useful cellar, ideal for additional storage.

On the first floor, a galleried landing with exposed beams and floorboards leads to two double bedrooms. The principal bedroom, located at the front of the house, is a spacious room with two tall sash windows, wide exposed floorboards, and an original fireplace. The room also includes a walk-in wardrobe and a stylish, contemporary open en suite shower area.

On the top floor, there are two additional double bedrooms and a well-appointed family bathroom. The bathroom features a traditionally styled white suite, including a WC with a wall-mounted cistern, a panelled bath, and a separate shower cubicle.

#### OUTSIDE:

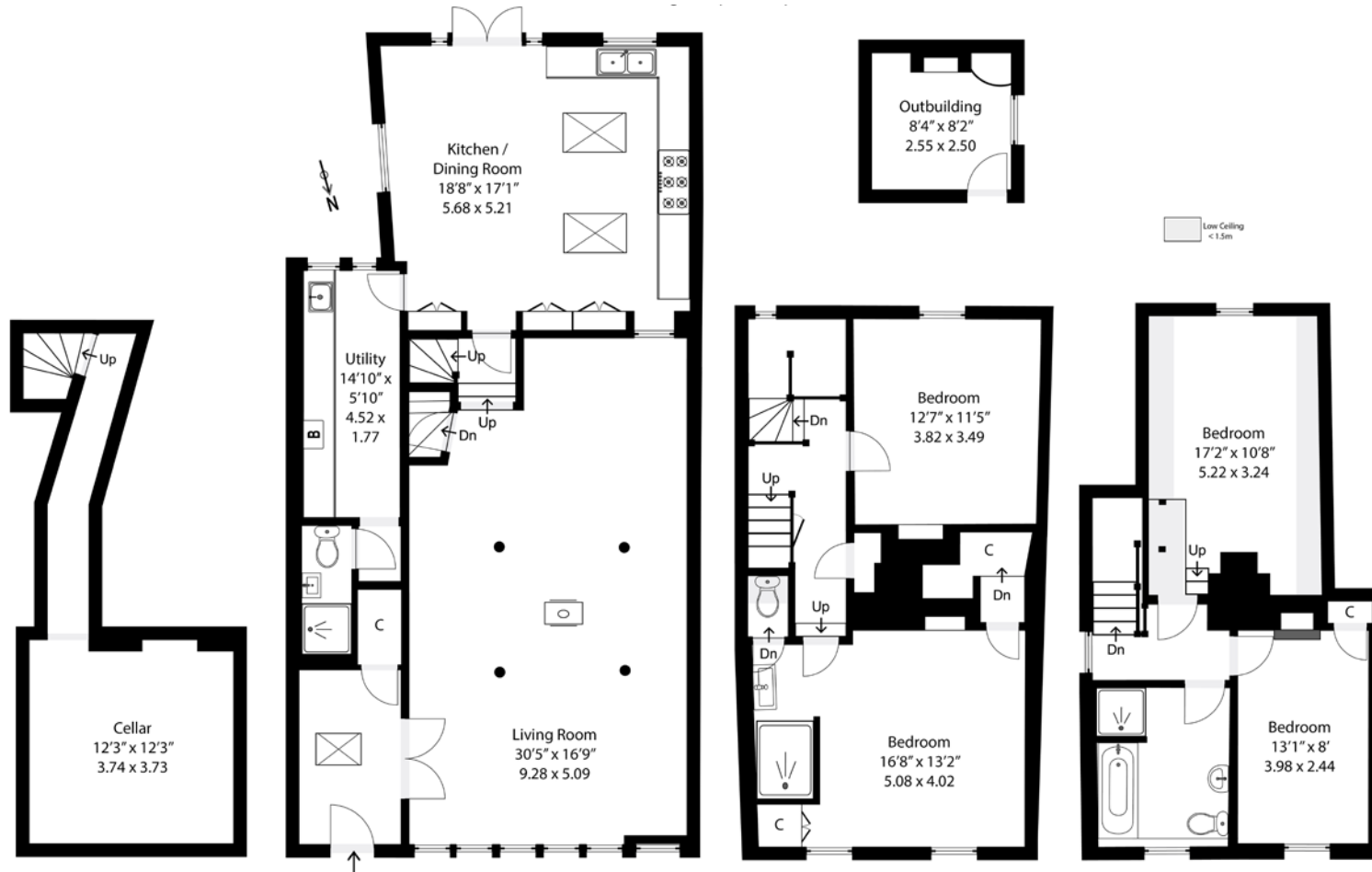
The south facing walled garden is mainly laid to lawn with a gravelled seated area alongside an original washroom which serves as additional storage. Parking permits are approx. £50 a year allowing you to park in West Street and neighbouring roads.











TOTAL FLOOR AREA: 2240 sq. ft (209 sq. m)



EPC RATING  
D



COUNCIL TAX BAND  
E



GENERAL INFORMATION  
All services are mains connected  
Grade II Listed

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