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The Old Bakehouse, Lower Street, Tilmanstone, Deal, CT14 0JA

6 BEDROOMS | 2 BATHROOMS | 4 RECEPTIONS

Freehold



The Old Bakehouse, Lower Street, Tilmanstone, Deal, CT14 0JA

- Enchanting 18th Century Detached Farmhouse
- 2500 Sq.Ft Of Beautifully Configured Accommodation
- Five/ Six Bedrooms & Two Family Bathrooms
- Creatively Extended To Create Open Plan Living Area
- Vaulted Ceilings & Bi-fold Doors
- Open Fireplaces & Exposed Beams
- Set With 0.42 Acres With Gated Driveway
- Opportunity To Create A Self Contained Annexe STPC

SITUATION:

Tilmanstone is a charming village set in the Kent countryside, offering a peaceful rural lifestyle while remaining well connected. Surrounded by rolling farmland, it balances country living with convenient access to everyday amenities.

The nearby village of Eastry — the closest local centre — provides a range of useful facilities including a village shop, post office, pharmacy, primary school, doctors' surgery, parish church, village hall and traditional pubs. With its strong sense of community and historic character, including St Mary's Church, Eastry offers essential amenities within easy reach while retaining its rural charm.

The attractive coastal town of Deal is just a short drive away and is renowned for its unspoilt seafront, award-winning high street and lively cultural scene. Deal offers an excellent range of independent boutiques, cafés, restaurants and traditional inns, along

with its historic pier and promenade.

The historic Cinque Port town of Sandwich offers a thriving town centre, weekly market at the Guildhall, mainline station with high-speed services to Ashford and London St Pancras, and a good range of shops and restaurants. The area is well served by respected schools, including Sir Roger Manwood's School, rated Outstanding by Ofsted.

The cathedral city of Canterbury further enhances the area's appeal, offering extensive shopping, dining and leisure facilities, including the refurbished Marlowe Theatre, along with an excellent choice of schools and universities. For wider connections, Dover provides ferry services to the continent, while high-speed rail links to London are available from nearby stations — making Tilmanstone ideal for both commuters and those seeking a relaxed coastal lifestyle.



An enchanting five/six-bedroom detached farmhouse offering over 2,500 sq. ft. of elegant accommodation, set within a generous 0.42-acre plot. The property boasts a beautifully established rear garden, a gated driveway, and a range of characterful outbuildings presenting an excellent opportunity to convert into a self-contained annexe (STPC).

The Old Bakehouse dates back to 1719, and is flourishing in period charm, showcasing exposed brickwork, rustic beams, and impressive inglenook fireplaces. These heritage features are perfectly balanced by a thoughtfully designed modern extension, created in collaboration with a local architect to deliver a striking open-plan family space that complements the original character of the home.

The symmetrical façade displays attractive exposed brickwork, a Kent peg-tiled roof, and a charming front door set within a protruding pitched porch. Inside, the front of the property offers two beautifully presented



reception rooms, both featuring exposed beams and inglenook fireplaces with wood-burning stoves. One serves as a formal dining room, while the other provides a cosy snug/sitting room.

To the rear, the home opens into a spectacular vaulted open-plan kitchen/dining/family room with underfloor heating and bi-fold doors leading seamlessly onto the garden. The contemporary matt charcoal grey kitchen is fitted with integrated appliances, including a double range cooker, full-height fridge and freezer, dishwasher, and a sink set within a peninsula island illuminated by pendant lighting. A separate utility room with a butler sink provides ample space for laundry appliances..

The eastern wing of the house, comprises two versatile rooms (bedrooms or receptions) and a ground-floor bathroom. This flexible area is ideal for multi-generational living, guest accommodation, or a home business. On the first floor are three generously proportioned bedrooms and a well-appointed

family bathroom. Two separate staircases rise to individual loft rooms, ideal for teenagers seeking their own space. Subject to requirements, these rooms could be combined to create one substantial suite, with potential for an en suite.

OUTSIDE:

The Old Bakehouse occupies approximately 0.42 acres of beautifully maintained grounds. A gated driveway leads to a double garage and a gym, originally forming part of the bakehouse. These outbuildings offer superb potential for conversion into a self-contained annexe, subject to the necessary planning consents. Immediately to the rear, a patio area spans the width of the bi-fold doors, creating the perfect setting for al fresco dining and entertaining. The lawn extends beyond, interspersed with established shrubs and mature trees, wrapping around to the eastern side of the property. Towards the rear of the garden, a small wooded area provides delightful dappled shade and a delightful natural space for children to explore and play.











TOTAL FLOOR AREA: 3265 sq. ft (303 sq. m)
HOUSE: 2544 sq. ft (236 sq. m)
OUTBUILDINGS: 721 sq. ft (67 sq. m)



EPC RATING
D



COUNCIL TAX BAND
F



GENERAL INFORMATION
Private drainage & gas fuelled heating

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

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