



The Shippe & Primrose Cottage, Bridge, Canterbury, Kent

- Lot 1: The Shippe comprising; entrance hall, sitting room, kitchen, dining room, former oasthouse, 5 bedrooms, bathroom, shower room, off-road parking
- Lot 2: Primrose Cottage comprising; sitting room, kitchen, dining room, 2 bedrooms, bathroom, cottage garden

c4/06.

PARTICULARS OF AN OUTSTANDING
LATE 15TH/EARLY 16TH CENTURY GRADE II LISTED VILLAGE PROPERTY
FOR SALE IN TWO LOTS
KNOWN AS THE SHIPPE
**COMPRISING THE SHIPPE AND PRIMROSE COTTAGE, BRIDGE,
CANTERBURY, KENT CT4 5JZ**

FOR SALE AS A WHOLE OR IN 2 LOTS

The Shippe – Lot 1 – Guide Price £350,000

Primrose Cottage – Lot 2 – Guide Price £150,000

BROOKLANDS
FORDWICH
01227 710200

1-3 KING STREET
SANDWICH
01304 612147

35 WATLING STREET
CANTERBURY
01227 710200

Situated	Bridge is a popular and historic village situated approximately 4.5 miles south east of the Cathedral City of Canterbury and has a butcher, post office, equestrian shop, mini supermarket, doctor's surgery as well as three public houses, a bakery and restaurant. Canterbury offers a good range of shopping, educational and recreational facilities, including county cricket and golf and has well regarded state and private schools. There are two main line stations offering access to London and the Ports of Dover and Folkestone and the Channel Tunnel and the Eurostar at Ashford are 15 miles and 20 miles away respectively.
Directions	From the centre of Canterbury take either the Old or New Dover Road in the direction of Dover. When this road joins the A2, do not join the dual carriageway but come off at the first slip road signed to Bridge and Patricxbourne. At the T junction turn right and follow the road down to a crossroads. At the crossroads turn left down into the village. The Shippe and Primrose Cottage (40 and 42 High Street) are just past the garage on the right hand side.
Description	The Shippe and Primrose Cottage, originally four cottages known as Primrose Alley, form a beautiful Grade II Listed timber framed house. The property has mellow brick infill around an exposed timber frame, to one end of the property is an overhanging jetty and to the rear is a former oast house. The property is currently divided into two properties, known as The Shippe, forming the larger part and Primrose Cottage, the remainder. There is an interesting history to the house, the current owners' family bought the property in 1966 and converted it from the four cottages. The building is considered to be the oldest building in Bridge. Internally, both properties retain a plethora of period features, including exposed brickwork, timber framing and open fireplaces as well as many interesting quirks such as stained glass inserts in the windows and attractive panelled doors. To the rear of The Shippe is a lower ground floor former oast house offering adaptable and flexible space leading out into a courtyard with double gates to the High Street. Primrose Cottage forms the end of the building and looks over a delightful cottage garden. The property is offered for sale as a whole or in two lots, offering a buyer as a rare opportunity to create a lovely family home with the potential for an annexe in a highly sought after village.
Services	Mains water, electricity, gas and drainage.
Tenure and Possession	Freehold with vacant possession upon completion of the purchase.
Local Authority	Canterbury City Council, Military Road, Canterbury, Kent. Telephone (01227) 862300. The Shippe - Council tax band "F". Primrose Cottage - Council tax band "D".
Viewing	By appointment with the agents. Telephone (01227) 710200. If you are unsure about any details of this property, we suggest that you speak to a member of G W Finn & Sons who has seen the property prior to your visit. Whilst we make every effort to correctly describe property, there may be questions you would like answered. If so, when ringing or calling at our offices, please ask to speak to a member of staff who has viewed the property, as in this way we are likely to be able to give you the best possible reply to your questions. Please do not expect other members of staff to be able to answer any questions constructively, as they will not have seen the house.

The accommodation is as follows:-

(N.B. all measurements are given in metric, with the imperial equivalent and are an approximate guide only).

LOT 1 – THE SHIPPE, 40 HIGH STREET is accessed via a decorative iron gate with a brick paved garden path with areas of raised shrub borders with climbing plants and spring bulbs leading to a solid wood panelled front door, with wrought iron decorative hinges into:

ON THE GROUND FLOOR

Entrance Hall Decorative leaded light stained glass window to side, exposed ceiling beams and timber framing, exposed brick work, brick fireplace with bressumer beam over, cast iron wood burning stove with metal flue, tiled hearth and brick surround, tiled floor, double radiator, stairs to first floor with cupboard under housing electric meters. Doors to dining room and sitting room, archway and double doors with steps down to former oast.

Sitting Room Double aspect room with decorative stained glass leaded light windows to the front and side, exposed beams and ceiling timbers, brick fireplace with tiled hearth and brick surround, wood block flooring, double radiator.

Dining Room Decorative stained glass leaded light window to side with secondary glazing, exposed beams and timbers framing, door to second entrance lobby with door to outside. Wood block flooring, brick fireplace with tiled hearth and brick surround, exposed brickwork to walls, Double radiator, door through into:

Kitchen Decorative stained glass leaded light window to side, range of matching base units with work surfaces over, stainless steel 1 ½ bowl single drainer with mixer tap, Homark electric oven with four ring electric hob over, integral under counter fridge, integral under counter freezer, space and plumbing for washing machine. Former brick fireplace with beamed mantle with fitted cupboard under, exposed ceiling beams and timbers, tiled flooring.

Former Oast Three windows to the side, vaulted ceilings with exposed brick work, two former kilns with doors providing additional storage space. Door leading to the courtyard, tiled floor, one double and one single radiator, wall mounted Potterton gas boiler for hot water and central heating, steps up to shower room. Measurements include the kilns. Door leading to:

Courtyard (Irregular shape) Approximately 30'0" x 12'2" max. With double gates to the High Street and brick paving.

Shower Room Stained glass leaded light window to side, shower cubicle with Aqualisa Aquastream shower, low level WC, wash basin, shaver point, double radiator, tiled walls and tiled floor.

FIRST FLOOR

Landing/Sitting Room Stained glass leaded light window to side, brick fireplace with tiled hearth, exposed ceiling and wall timbers, exposed wooden floor boards, banisters with ornamental carvings of an owl and a fish, double radiator, doors to bedroom one and two. Steps up to inner landing.

Bedroom One Stained glass leaded light windows to the side, exposed wall and ceiling timbers, central brick chimney breast with former fireplace, double panelled radiator, steps up to and door to Bedroom Two.

Bedroom Two Window to front, vaulted ceiling, exposed ceiling and wall timbers, wooden flooring, double radiator. Door to inner landing.

Inner Landing Door to airing cupboard housing hot water cylinder and wooden slatted shelves.

Bathroom Window to side, panel bath with mixer taps and shower attachment, wash basin, heated towel rail, laminate wood flooring, tiled walls, single radiator.

WC Window to side, low level WC, single radiator, laminate wood flooring.

- Bedroom Three** Window to side, exposed beams, wood flooring, part vaulted ceiling, double radiator.
- Bedroom Four** Double aspect with stained glass leaded light windows to front and side, brick fireplace with tiled hearth, double radiator, exposed ceiling and wall timbers, steps up and door to Bedroom Five.
- Bedroom Five** Window to front and side, vaulted ceiling, exposed beams, wooden flooring, two double radiators, door to Bedroom Two.

LOT 2 - PRIMROSE COTTAGE, 42 HIGH STREET

Accessed past The Shippe with pathway leading to front door into:

- Sitting Room** Window overlooking garden, leaded window to side, cupboard housing Baxi gas boiler for hot water and central heating and electricity meters, exposed beams to ceiling and walls, two double radiators, inglenook fireplace with tiled hearth with brick surround, tiled floor, concealed staircase, door to:
- Dining Room** Window to rear, exposed timber framing, woodblock flooring, through to:
- Kitchen** Window to rear, range of fitted matching wall and base units with work surfaces over, electric oven with four ring gas hob over, 1½ bowl stainless steel single drainer sink unit with mixer tap over, exposed timber framing, door to garden.

FIRST FLOOR

Landing

Bedroom One Windows to side and rear, exposed timber framing, wood flooring, two double radiators.

Inner Landing Exposed timber framing, double radiator, doors to bathroom and bedroom two.

Bedroom Two Windows to rear and side, exposed timber framing, double radiator, wood flooring.

Bathroom Window to rear, corner bath with mixer tap and shower attachment, tiled walls, low level WC, wash basin, heated towel rail.

Garden A delightful cottage garden enclosed by panelled fencing with central lawned area with raised herbaceous shrub beds with a selection of specimen trees and plants.

Agents Note

1. Fixtures and fittings are specifically excluded from the sale and the Agent has not tested any apparatus, equipment, fixtures, fittings or services including central heating system, electrical appliances and burglar alarm, if any, and so cannot verify they are in working order, or fit for their purpose, neither has the Agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.
2. The particulars of this property were produced in March 2006.
3. The property is for sale as a whole or in two lots. Lot 2, Primrose Cottage will not be sold before Lot 1, The Shippe, has been sold.
4. In the event of a separate sale of Lot 2, a pedestrian right of way will be reserved in favour of Lot 2 over the pathway.
5. Lot 2 has a flying freehold over part of Lot 1.
6. - We understand that the next door neighbour has rights over the yard area of Lot 1 to access their property for maintenance.

7. In the event of a separate sale of Lot 2, rights will be reserved for water, electricity, gas, telephone and drainage to cross Lot 1.
8. In the event of a separate sale of Lot 2, rights of access for maintenance across the yard area of Lot 1 will be granted.

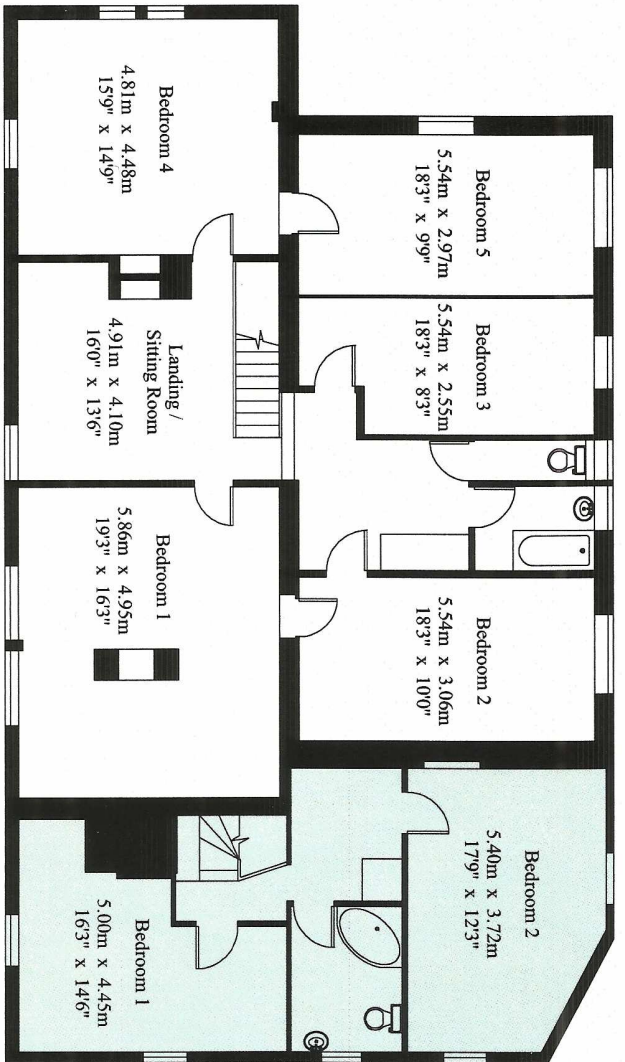
**Property
Misdescriptions Act
1991**

We have not carried out a survey and are not in a position to express a view on the condition of any property which we are offering for sale.

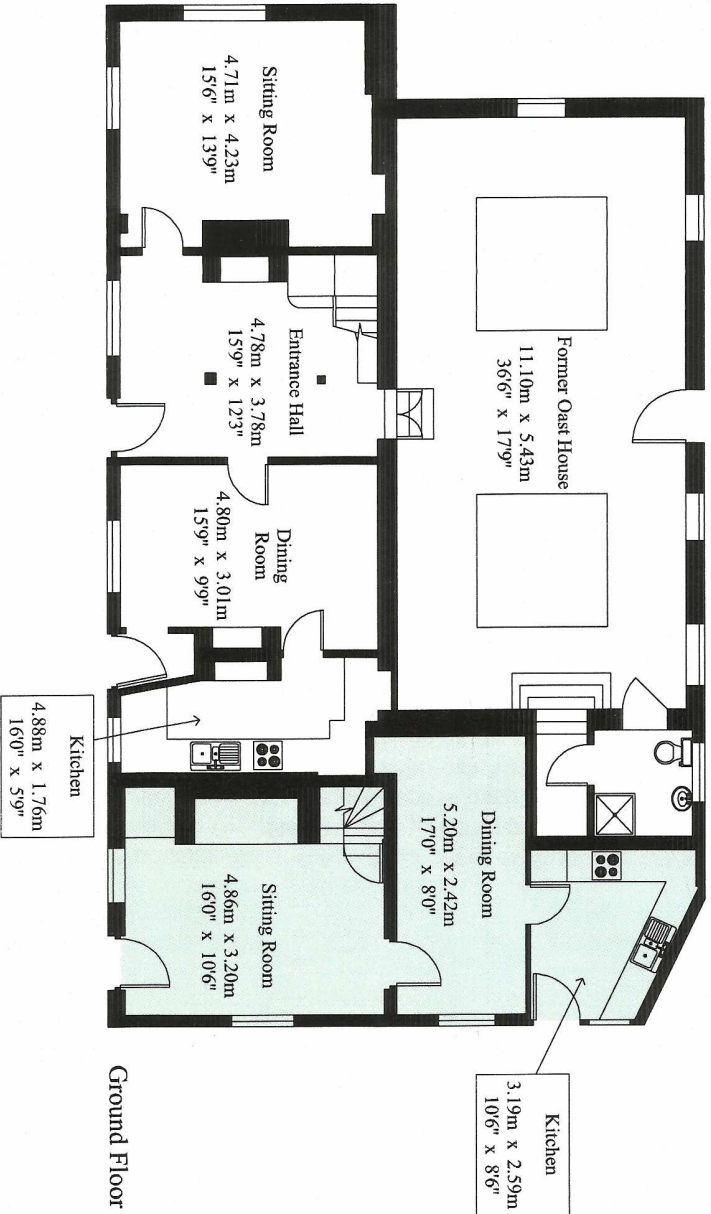
Messrs. G.W. Finn & Sons for themselves and for vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs. G.W. Finn & Sons has any authority to make or give any representation or warranty whatever in relation to this property.

The Shippe & Primrose Cottage

- Gross Internal Area : 278.1 sq.m (2993 sq.ft.)
- Gross Internal Area : 105.4 sq.m (1134 sq.ft.)



First Floor



Ground Floor



For Identification Purposes Only.
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