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Incorporating Priors Estate Agency



Offices at

○ Sandwich
tel 01304 612197

○ Bridge, Canterbury
tel 01227 831999

○ Broadstairs
tel 01843 863100

○ Minster, Ramsgate
tel 01843 823200

○ St Margaret's, Dover
tel 01304 852212

○ Walmer, Deal
tel 01304 38115



A Delightful Listed Grade II Period Residence
 Known As

The Old Forge
49 High Street
Bridge

Offers in the Region of £350,000

Canterbury 2.5 Miles, Dover 13 Miles, Folkestone 14 Miles, Sandwich 13 Miles

SITUATION

The property is positioned in the heart of the village and is therefore convenient to all local shops including butchers, bakers, village school, pubs and other amenities. The sought after village of Bridge lies just to the South East of Canterbury which offers excellent shopping facilities, further schooling and educational establishments as well as entertainments and sporting facilities.

There are two mainline railway stations in the City, which provide regular services to London and the Kent coast along with the local station at Bekesbourne.

The Channel Ports of Dover and Folkestone together with the Folkestone terminal of the Channel Tunnel are all easily assessable and Ashford International Station provides regular Euro Star services to Paris, Lille and Brussels with connecting services beyond. The A2 provides easy access to the M2 motorway London and the rest of the country's motorway networks.

The delightful countryside surrounding Bridge offers pleasant walks, riding, cycling and bathing, fishing and boating can be enjoyed around the Kent coastline. There is an enviable choice of Golf Courses in the area, the nearest being Canterbury and Broom Park.

Offices at

○ Sandwich	19 Market Street, Sandwich, Kent CT13 9DA	tel (01304) 612197 fax 617778	email sandwich@colebrooksturrock.co.uk dx 200506 Sandwich
○ Canterbury	88 High Street, Bridge, Canterbury, Kent CT4 5LB	tel/fax (01227) 831999	email bridge@colebrooksturrock.co.uk
○ Broadstairs	46 High Street, Broadstairs, Kent CT10 1JT	tel (01843) 863100 fax 865050	email broadstairs@colebrooksturrock.co.uk
○ Ramsgate	71 High Street, Minster, Kent CT12 4AB	tel/fax (01843) 823200	email minster@colebrooksturrock.co.uk
○ Dover	3 High Street, St Margaret's-at-Cliffe, Dover, Kent CT15 6AT	tel (01304) 852212 fax 853632	email st.margarets@colebrooksturrock.co.uk
○ Deal	17 The Strand, Walmer, Deal, Kent CT14 7DY	tel (01304) 381155 fax 381166	email walmer@colebrooksturrock.co.uk

lettings email lettings@colebrooksturrock.co.uk

PROPERTY

A delightful listed grade II timber framed house believed to date from late 15th- early 16th century. The house is situated in the centre of the village and offers spacious family accommodation. The property benefits from a wealth of period features including inglenook fireplace, exposed wall & ceiling Timbers and some attractive coloured stain glass panes to sitting room door. The accommodation comprises Entrance Vestibule, Cloakroom, Lounge, Dining Room, Kitchen and Conservatory. First floor accommodates three bedrooms and the family bathroom to the second floor there is the Master bedroom with scope (subject to the usual consents) for en-suite facilities. Garden to side and rear parking for several cars.

The accommodation with approximate measurements comprises:

Front door into: -

ENTRANCE VESTIBULE

10'9 X 7'5 (3.27m X 2.26m) Double panel radiator, telephone point, wall light point, built in cupboard housing meters, exposed ceiling timbers. Latched door to: -

CLOAKROOM

Low level WC, single panel radiator, wash hand basin, shelving to recess, window to side.

LOUNGE

21'4 X 14'0 (6.40m X 4.26m) Open inglenook style fireplace with canopy over, log store to side, exposed ceiling and vertical timbers, two double panel radiators, five wall light points, fitted corner cupboard, TV aerial point. Sash window to front and further square bay with deep windowsill, further open corner cupboard. Attractive door with coloured leaded light panes into: -

DINING ROOM

15'0 X 13'10 (4.57m X 4.21m) Large inglenook fireplace with wooden bressumer beam over, brick hearth and exposed brick chimney breast, exposed wood flooring and exposed ceiling timbers, two double panel radiators, built in cupboard with storage, attractive stain glass window. Double doors open to: -

CONSERVATORY

13'4 X 10'0 (4.06m X 3.04m) Pitched ceiling, Laminated wood floor, Range of fitted storage cupboards, Electric ceiling fan, UPVC sealed unit double glazed windows & door to garden. Open through to further area: 24'0 X 10'0 (7.31m X 3.04m) Pitched ceiling, laminated wood floor, Electric ceiling fan. Two Double panel radiators, Butler sink with units below, plumbing for automatic washing machine, Wall mounted gas boiler supplying hot water to sink and central heating to the conservatory. UPVC sealed unit double glazed windows and sliding patio doors to and rear garden.

KITCHEN/ BREAKFAST ROOM

Irregular Shape 13'7 (4.14m) to include units narrowing to 9'0 X 19'9 (2.74m X 6.02m) 1 ½ bowl single drainer sink unit with mixer tap, cupboards and drawers below, attractive wood work tops with further cupboard and drawer units. Space and

plumbing for automatic dishwasher, large gas range cooker with 6 burners, Smeg canopied extractor over, drawer unit to either side with polished granite worktops, open display shelves. Split level dining area, free standing gas boiler supplying domestic hot water and central heating, double panel radiator, exposed ceiling timbers to pitch. Windows to side and patio door to garden.

First Floor

LANDING

Exposed wall timbers, built in storage cupboard, door to second floor.

BEDROOM TWO

14'1 X 14'4 (4.29m X 4.36m) Double panel radiator, period cast iron fireplace with surround and mantle, fitted cupboard to side, range of wardrobes to one wall, sash window to front.

BATHROOM

Double panel radiator, white suite comprising bath, low level WC, wash hand basin inset into vanity unit with cupboard below, strip light and shaver point over, Double built in airing cupboard housing lagged hot water cylinder with slatted shelves over and to side, complimentary wall tiling, Sash window to rear.

BEDROOM FOUR

14'0 X 7'2 (4.26m X 2.18m) Two wall light points, single panel radiator, fitted wardrobe and drawer unit, further walk in storage cupboard. Door through to

BEDROOM THREE

14'3 X 14'1 (4.34m X 4.29m) Exposed ceiling and wall timbers, double panel radiator, built in storage cupboard, sash window to front.

A narrow staircase leads up to: -

Second Floor

BEDROOM ONE

17'0 X 13'4 to include stairwell, double panel radiator, two wall light points. Door to spacious storage area with potential for ensuite, (subject to the usual consents). Leaded light window to rear.

Outside

Gates to front with vehicular access and parking to side.

REAR GARDEN

Good-sized well-fenced plot laid mainly to lawn with flower borders. Detached workshop with pitched and tiled roof, Green house.

SERVICES

All mains services are understood to be connected to the property.

LOCAL AUTHORITY

Canterbury City Council, Military Road, Canterbury, Kent, CT1 1YW. Tel 01227
862000

COUNCIL TAX BAND F

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents, Colebrook Sturrock and Co. 01227
831999

AGENTS NOTE

The property is "bought as seen" and the Agents are unable to comment on the state
and condition of any fixtures, fittings and appliances etc.