

Tabor Barn
All Saints Lane, Canterbury



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A characterful Grade II listed property with a self-contained annexe, set in the heart of Canterbury, just off the High Street with its wealth of shops, restaurants and cafés

Tabor Barn is a wonderful Grade II Listed property dating from the 1700s and features a 1-bedroom annexe. The home is ideally placed in the heart of historic Canterbury, on a peaceful lane with no through traffic, yet just yards from the city centre's amenities.

Externally, the property features traditional weather-boarded elevations, while inside there is exposed timber framing, alongside attractive décor and fittings.

On the ground floor you will find a comfortable and welcoming open-plan kitchen and dining room/snug. The kitchen features Shaker-style units, integrated appliances and a breakfast bar, while there is ample room for a large dining table and additional seating. The ground floor also has a cloakroom and useful utility room with space for further appliances and home storage. The property has been thoroughly renovated by the current owners, including the installation of air conditioning on the first floor in the sitting room and the principal bedroom.

Upstairs, a large sitting room provides a splendid area in which to relax or entertain. The room features a part-vaulted ceiling with exposed timber eaves, as well as a gas fired stove, adding to the sense of warmth and comfort. Adjoining the sitting room is the well-presented principal bedroom, benefitting from built-in wardrobes and an en suite shower room. Stairs from the sitting room continue to the second floor where there is a loft room with an adjoining shower room.

The self-contained annexe offers valuable additional accommodation for guests or family members. Situated in the rear courtyard, the annexe comprises a kitchen, a double bedroom with built-in wardrobes, and an en suite shower room.

1,352 sq ft (126 sq m)

1 reception room

Open plan kitchen/reception room

2 bedrooms

1 bedroom annexe

Garage

Freehold | City centre

Guide price £750,000



Outside

The property is located on All Saints Lane, a cul de sac off Canterbury's pedestrianised High Street. At the front, the property opens directly onto the lane, with a garage at the side providing secure parking, while resident permit parking is available on street throughout Canterbury city centre.

The enclosed rear courtyard provides space for al fresco dining, as well as giving access to the annexe.

Location

The property is ideally located to enjoy all that Canterbury has to offer, situated in the city centre, just off the High Street and surrounded by charming period buildings and with an extensive selection of shops, bars, restaurants and leisure amenities on its doorstep. The city is home to an excellent range of educational facilities in both the independent and state sectors.

The striking green expanses of the Kent Downs are within easy reach and provide wonderful opportunities for outdoor pursuits, including cycling, riding and walking.

Canterbury has two railway stations with services to Victoria, Charing Cross and Cannon Street. The high-speed service to London St. Pancras from Canterbury West takes just under an hour. Road links in the area are excellent, with the nearby A2 providing easy access to towards London and the south coast, and the A28 offering routes towards the popular seaside destinations on the north Kent coast. The area has good access to the Continent.

Postcode region: CT1

General

Local Authority: Canterbury City Council
Services: All mains services; gas heating.
Council Tax: Band E
EPC Rating: D
Mobile and Broadband checker: Information can be found here
<https://checker.ofcom.org.uk/en-gb/>

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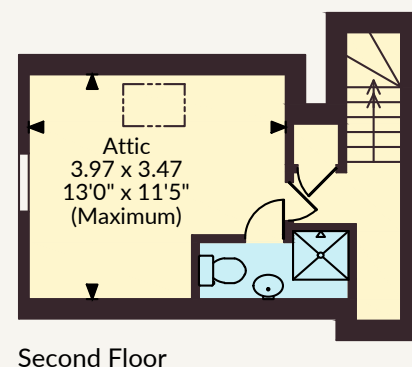
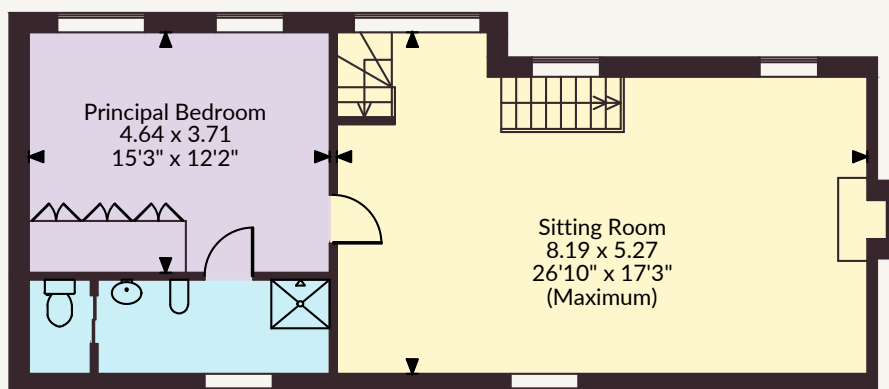
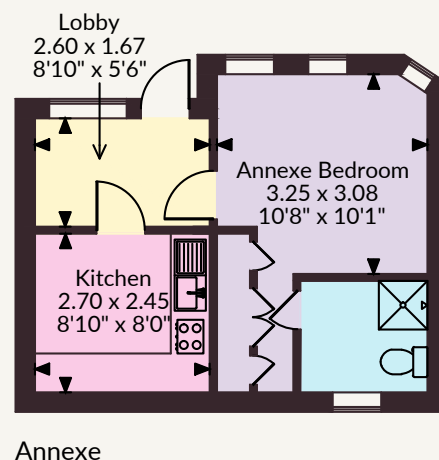
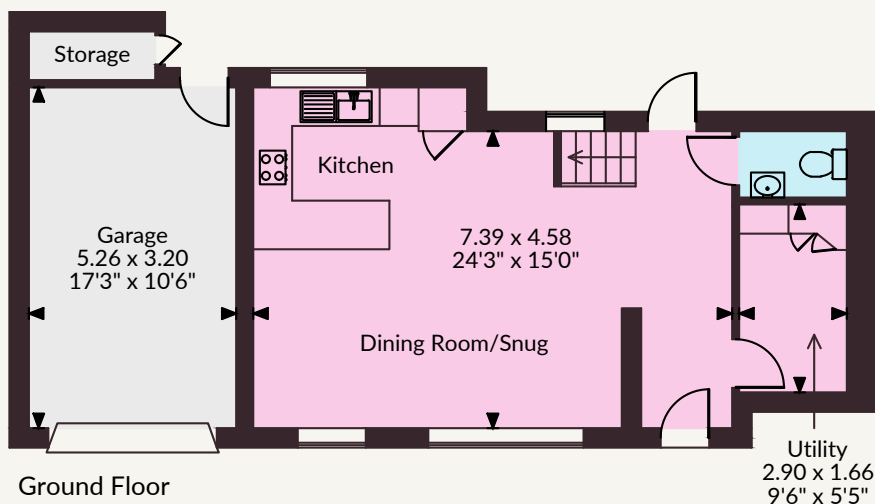
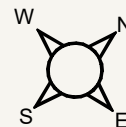
Main House internal area 1,352 sq ft (126 sq m)

Garage internal area 181 sq ft (17 sq m)

Annexe internal area 299 sq ft (28 sq m)

Total internal area 1,832 sq ft (170 sq m)

Quoted Area Excludes 'Storage'



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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