



Nouds Oast and Cottage

Nouds Lane, Lynsted, Kent

Stunning gardens, superb views and award-winning design combine to make a special family home in an idyllic position

Nouds Oast and the adjoining cottage are arranged as a single home with an annexe, with the potential to re-arrange them to provide two high quality homes on the single site. The oast is a fine example of Kent's architectural heritage, showcasing twin oast roundels with their conical roofs, and it adjoins and interlinks with the cottage, giving the property a distinct identity, whilst providing a spacious, contemporary home for a modern family lifestyle.



4 RECEPTION ROOMS



**4 BEDROOMS/
4 BATHROOMS**



2 BEDROOM COTTAGE



**CAR PORT/
DRIVEWAY**



**ABOUT
1.25 ACRES**



FREEHOLD



**RURAL/
VILLAGE**



4,984 SQ FT



**GUIDE PRICE
£1,350,000**

The property

The property was converted in the 1980s to a design by Lee Evans Architects, for which they won an award. A main aim was to take advantage of the great views over the surrounding orchards and towards the Swale estuary and this was achieved by bringing the kitchen and some reception rooms to the first floor, with direct access to a large south facing terrace.

The entrance doorway gives access into a former kiln which is now a striking reception hall. A magnificent cantilevered staircase rises to the open galleried landing above. The adjoining library is in the second kiln and is well fitted with book shelves and ideal for home working.

The landing on the first floor leads through to the reception rooms, which comprise a study, sitting room, formal dining room and adjacent kitchen/breakfast room, which all have access onto the terrace, which affords elevated views of the surrounding landscape.

The comfortable suite of principal bedroom, dressing room and en suite bathroom are on the second floor, reached by stairs from the study.

The remainder of the bedrooms and bathrooms are on the ground floor, but well separated from the living areas. There is a wine cellar, utility room and a workshop.

The Cottage Annexe

At the west end is the cottage annexe, which is flexibly arranged so it can be used self-contained or as part of the main property. There is access at both levels.

The Cottage comprises a kitchen, a garden/dining room and a snug, with two bedrooms and a bathroom upstairs. Some simple adjustments could establish two homes on the single site if so desired and subject to any necessary consents.











Outside

The stunning garden is a key attribute of the house. Evergreen hedging fronts the lane, as well as forming much of the plot boundaries, with a circular driveway and ovoid planted bed complementing the oast architecture and providing a considered sense of arrival at this unique home.

A timber, five-bar gate leads through to the workshop, along with the barn-style outbuilding housing a car-port, storage areas and a dog run.

The gardens are well-maintained and designed, with areas laid to lawn, curved flower borders, trellis with climbing plants and spots for outdoor dining and entertaining. A timber stairway leads up to the elevated terrace, which takes full advantage of the sunny aspects.

There is a well maintained all-weather tennis court and the kitchen garden has been carefully designed with paths around raised beds, with two sheds and a greenhouse.

Location

The property is set on a quiet lane amongst fields a short distance from the village of Lynsted. The surrounding countryside offers walkers, riders and cyclists numerous footpaths and bridleways to explore and when exertions are over, the reward of a visit to the The Plough Inn, the local family run public house and restaurant.

Nearby Teynham offers a wide range of amenities including pubs, restaurants, supermarkets and a mainline station providing commuters with regular services into London and to Dover. Slightly further afield, the ancient market town of Faversham, with its picturesque lanes, offers boutique shops, regular markets and choice of restaurants and cafés.

The historic cathedral city of Canterbury, with its first class shopping, leisure and cultural facilities, is also within easy reach, as is the north Kent coast, with the popular and fashionable town of Whitstable just 12 miles to the northeast.

Distances

- Teynham 1.1 miles
- Faversham 4 miles
- Sittingbourne 4.4 miles
- Whitstable 12 miles
- Canterbury 13 miles
- Maidstone 15.9 miles
- Ashford 17.8 miles

Nearby Stations

- Teynham
- Sittingbourne
- Faversham

Key Locations

- Leeds Castle
- Mount Ephraim Gardens
- Faversham Town & Market
- Chilham Castle & Village
- Oare Gunpowder Works Country Park
- Canterbury Cathedral (A UNESCO World Heritage Site)
- The Historic Dockyard Chatham

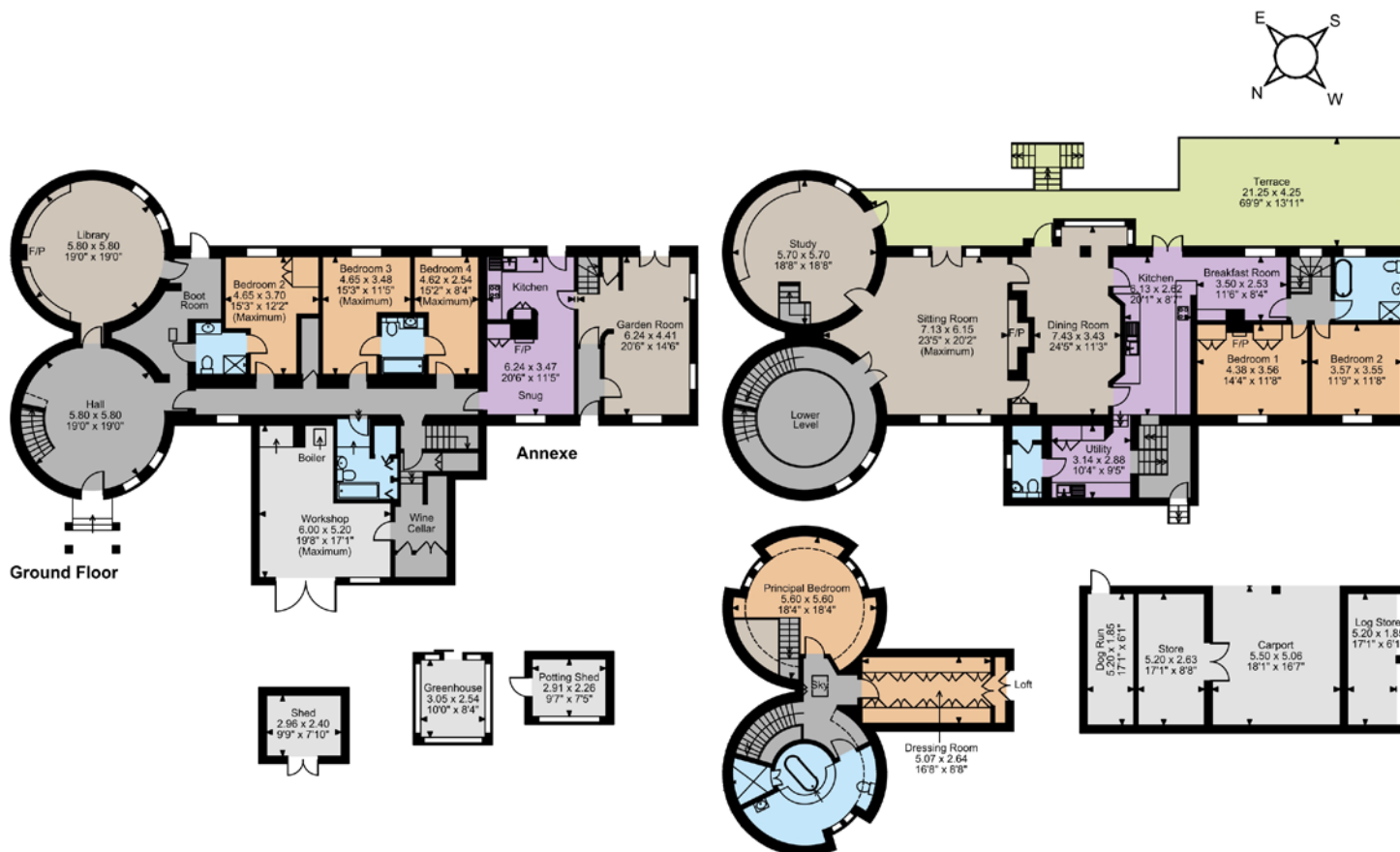
Nearby Schools

- Various village primary schools
- Queen Elizabeth's Grammar School
- Kent College
- The King's School, Canterbury
- St Edmund's School Canterbury
- Lorenden Preparatory School
- Sutton Valence School
- Ashford schools









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

Denotes restricted head height

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Floorplans

Main House internal area 4,020 sq ft (373 sq m)

Annexe internal area 964 sq ft (90 sq m)

Store, Workshop & Carport internal area 708 sq ft (66 sq m)

Outbuildings internal area 441 sq ft (41 sq m)

Terrace external area = 655 sq ft (61 sq m)

For identification purposes only.

Directions

ME9 OES

what3words: ///sisters.rank.roadways brings you to the property

General

Local Authority: Swale Borough Council

Services: Mains electricity and water. We understand that the private drainage at this property complies with the relevant regulations. Confirmation is being sought. Oil heating

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: Main house - E; Cottage - D

Agent's Note: There is a covenant against residential development on the north and west part of the garden, in the main occupied by the tennis court and kitchen garden.

Planning: Prospective purchasers should make their own enquiries of Swale Borough Council.

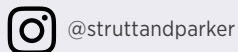
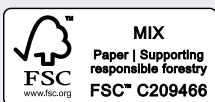
Wayleaves and Easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

Canterbury

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