



Blackman House, St Peter's Lane, Canterbury, Kent

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**STRUTT
& PARKER**

BNP PARIBAS GROUP

Blackman House, 6a St Peter's Lane, Canterbury, Kent CT1 2BP

A stylish and spacious townhouse with courtyard garden and parking in the heart of Canterbury

Canterbury West station 0.4 mile (London St. Pancras from 54 minutes), M2 (Junction 7) 7.4 miles, Ashford 15 miles, City Airport 58.6 miles, Central London 62.3 miles

Entrance hall | Sitting room | Dining room
Kitchen/breakfast room | Principal bedroom
with en suite bathroom | 4 Further bedrooms
Dressing room/study | 2 Family bathrooms
Courtyard garden | Parking area | EPC rating C

The property

Blackman House is an elegant townhouse providing a spacious home in the heart of the city. Though of generous proportions, the house is also a perfect “lock up and leave”. Having been refurbished in 2023, the flexible accommodation is in excellent order.

The front door opens to an entrance hall from where stairs rise to the upper floors. On the ground floor are two bedrooms and a neatly fitted bathroom. The bedroom to the rear has an adjoining study or dressing room and access to the garden.

The main living space is found on the first floor. The stunning vaulted sitting room has a wood-burning stove and French doors leading to a deck/balcony. The adjoining kitchen/breakfast room is fitted with attractive blue cabinetry and is well laid out with a breakfast bar; a door also opens to the deck, creating a lovely flow between the rooms

The principal bedroom to the front of the house has a large bay window, fitted wardrobes and an en suite bathroom with a separate shower and a gorgeous green, freestanding bath.

On the second floor a large bedroom looks to the front of the house with roof top views, with a further bedroom to the rear. They share another beautifully fitted shower room. The gallery overlooking the sitting room is currently arranged as a dining room.

Outside

Double wooden doors open to parking and the courtyard garden behind the house. This wonderfully secure space provides a sought-after space in such a central position.

The walled garden provides a secluded area to relax and entertain with a summer house. The parking for up to three cars can expand or contract as desired, as the whole courtyard is block paved providing great flexibility.

The sundeck, accessed from the living areas of the first floor, overlooks the Marlowe theatre providing a further space from which to enjoy this superb house.

Location

Located in a conservation area within Canterbury's city walls and at the heart of the historic city centre, Blackman House lies within easy reach of the Kings Mile, a mall of boutique-style shops, cafés, eateries, bars and public houses, and the city's High Street with its wide range of independent retailers and major stores, together with excellent dining and cultural amenities including theatres and a cinema. Canterbury offers a range of schools in both state and independent sectors, including the Simon Langton grammar schools, The King's schools, St Edmund's School and Kent College.

Canterbury has two mainline stations offering services to London, with the High-Speed train service from Canterbury West to London St Pancras taking under an hour. The nearby A2 provides direct access to the M2 and national motorway network. The Port of Dover and Eurotunnel provide regular services to the Continent.













Blackman House, St. Peters Lane, Canterbury
 Internal area 2,024 sq ft (188 sq m)
 Quoted Area Excludes 'External Courtyard'
 Balcony external area = 123 sq ft (11 sq m)
 For identification purposes only.



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

From Strutt & Parker's Canterbury office: Head north-east on St Margaret's Street and turn left onto High Street. Continue onto St Peter's Street. Turn right onto St. Peter's Lane where the property will be found on the left.

General

Local Authority: Canterbury City Council
Services: All mains services; gas central heating.
Mobile coverage/broadband: Information can be found here <https://checker.ofcom.org.uk/en-gb/mobile-coverage>
Council Tax: Band G
Tenure: Freehold
Guide Price: £1,095,000

Canterbury

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