

## The Palm Tree Inn, **Wingmore**, Elham, Canterbury, Kent CT4 6LP



A detached grade II listed former Coaching Inn dating back to 1725, situated in the picturesque Elham valley between Elham and Barham. The property sits in approximately 2/3 of an acre and comprises five bedrooms, and three reception rooms. Outside there is a garage, gravelled drive for many vehicles, gardens, courtyard, and sun terrace. Set in an area of outstanding natural beauty with stunning countryside views. Could be used as a house with an annexe.

**Guide Price £525,000**





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**Situation** The Palm Tree Inn is located along the Elham Valley, within the small dispersed hamlet of Wingmore. The surrounding countryside is designated as an Area of Outstanding Natural Beauty and there are a wealth of footpaths and cycle roots leading away from the property, including the popular Elham Valley Way.

The nearby charming village of Elham is just over 2 miles away and boasts a range of local shops, pubs and amenities such as a primary school and doctors' surgery. There is a thriving sense of community with the Village Hall being the central point for many local clubs and societies. There is also a regular farmers market held in the centre of the village that showcases local produce.

The property is situated between Canterbury, 11 miles and Folkestone, 10 miles, with their excellent shopping centres, choice of schools and recreational opportunities. It is also well placed for access to the M20, 8 miles and A2/M2, 3 miles. For cross Channel services, the port of Dover, Eurotunnel Terminal at Folkestone and Ashford International for Eurostar are nearby. There are mainline stations at Canterbury and Folkestone, both of which provide high-speed trains to London in around 1 hour.



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### Accommodation

**Entrance porch** Entrance door to the front, window to the side and rear. Door to:

**Reception one 15' 6" x 13' 4" (4.72m x 4.06m)** A front aspect room with original sash window. Open fire place with stove, exposed brick wall and beams, radiator, wall lights and varnished wood floorboards. Archway leading to:

**Reception two 27' 11" x 15' 7" (8.51m x 4.75m)** A front aspect room with original sash window. Open fire place with multi fuel stove, exposed beams, wall lights, radiator and varnished wood floorboards. Doors to Living room and to:

**Rear hall** Door to courtyard and doors to:

**Utility room** Casement window to the side, work surfaces with plumbing under for washing machine. Door to the boiler room, housing LPG gas boiler and with window to the side.

**Cloakroom** Casement window to the side, wash hand basin, door to: low level WC.

**Living room 32' x 26' 5" (9.75m x 8.05m)** A dual aspect room with casement windows to the side and rear. A splendid room which was formerly the restaurant area of the Inn. Original brick and timber bar to one side. Open fire place, dining table set around a deep well with a glass viewing hole and light, doors to the side and rear leading onto patio and garden. Radiators and varnished wood floorboards.





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**Bedroom five 8' 11" x 10' 1" (2.72m x 3.07m)** Casement window to the side, two walk in wardrobes, laminate flooring and radiator.

**Shower room** Casement window to the side, wash hand basin, shower cubicle, laminate flooring, part wall tiling, radiator and door to low level WC.

**Utility room** Space and plumbing for washing machine and tumble dryer, wall mounted boiler and door to the rear.

**Kitchen 11' x 6' 4" (3.35m x 1.93m)** Casement window to the side. A range of matching wall and base units, stainless steel sink unit with drainer, work surfaces, built in oven and electric hob, vinyl flooring and door to bar area.

**Main kitchen/breakfast room 13' 10" x 13' 9" (4.22m x 4.19m)** Casement window to the side. A range of wall and base units, butler sink, space for range cooker, radiator, vinyl flooring, and larder cupboard. Stairs down to:

## Cellar rooms

**Room 1 10' 4" x 11' 8" (3.15m x 3.56m)**

**Room 2 16' x 10' 3" (4.88m x 3.12m)**

**First floor landing** Sash window to the side with view along the valley, airing cupboard housing hot water cylinder, radiator, and hatch to loft space.

**Bedroom one 16' 3" x 13' 9" (4.95m x 4.19m)** A front aspect room with sash window, exposed brick wall with open fire place, and radiator.





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**Bedroom two** 14' 2" Max x 10' 9" (4.32m Max x 3.28m) A rear aspect room with sash window, fitted wardrobe, and radiator.

**Bedroom three** 14' 1" into wardrobes x 10' 3" (4.29m into wardrobes x 3.12m) A front aspect room with sash window, fitted wardrobe, and radiator.

**Bedroom four** 13' 2" x 7' 11" (4.01m x 2.41m) A rear aspect room with sash window, fitted wardrobe, and radiator.

**Bathroom** A matching suite comprising low level WC, pedestal wash hand basin, a roll top bath with mixer taps and shower attachment, tiled shower cubicle with electric shower, radiator, heated towel rail, varnished flooring, and part tiled walls.

#### Outside

**Driveway** The property is approached via a five bar gate opening on to a large gravelled drive for many vehicles.

**Garage** 33' x 15' 4" (10.06m x 4.67m) Workshop and storage area, up and over door. Accessed around the side of the property under the rear patio.





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**Gardens and grounds** The property sits in approximately 2/3 of an acre. The gardens are mainly laid to lawn with mature trees and hedging. A large terrace runs along the rear of the property with a covered seating area. There is also timber shower and toilet block. The gardens border fields and have views over the Elham valley which is an area of outstanding natural beauty. Courtyard

To the right hand side of the property there are double wrought iron gates opening onto an area for parking or storage. Access to the rear garden and side door of the property.

**Council Tax** Band G (Shepway District Council)

**Heating** Calor Gas

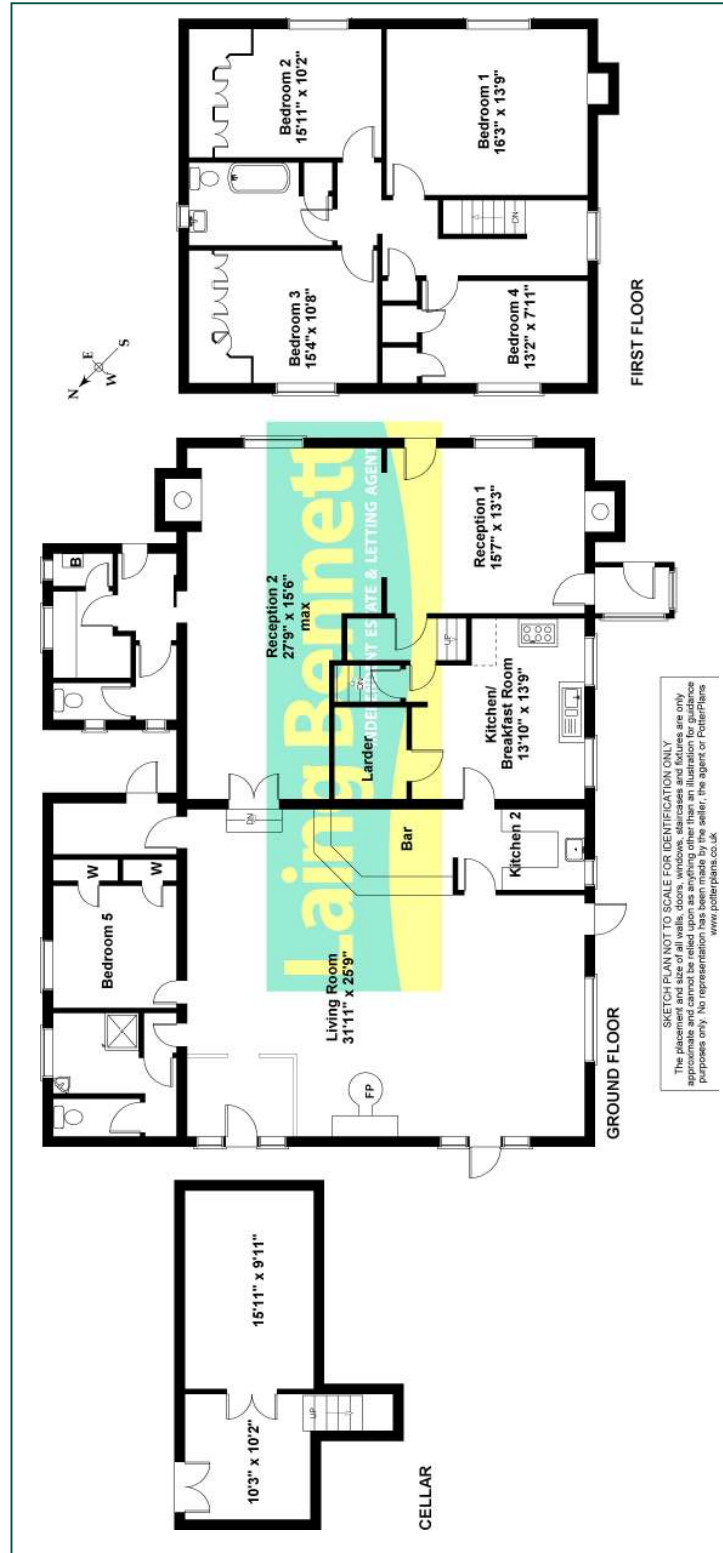
**Tenure** Freehold

**Postcode** Kent CT4 6LP

**Viewings** Strictly by appointment only – Property Reference LBRS/167

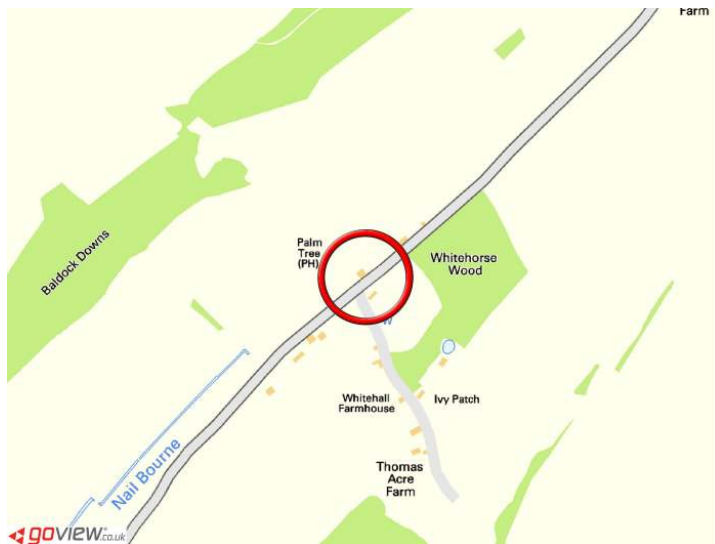
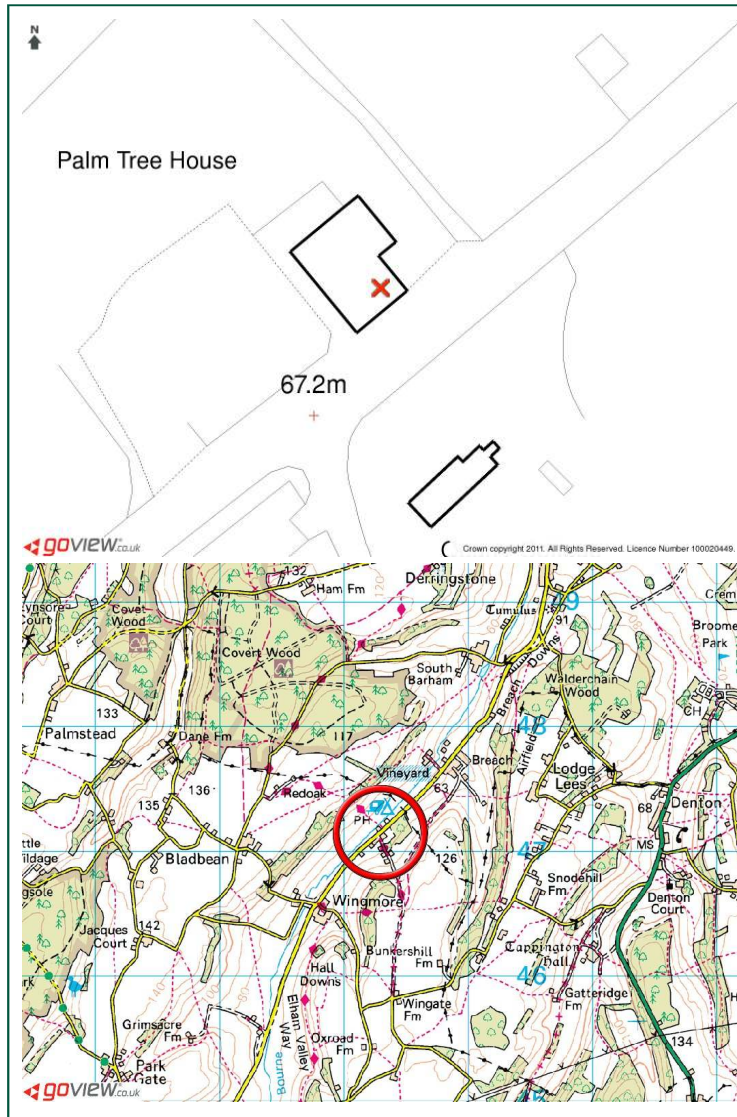


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## Location



### Agent Note

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Energy Efficiency Rating			Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
A (92-100)			A (92-100)		
B (81-91)			B (81-91)		
C (69-80)			C (69-80)		
D (55-68)			D (55-68)		
E (39-54)			E (39-54)		
F (21-38)			F (21-38)		
G (1-20)			G (1-20)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	
		25		36	50

## Energy Performance Certificate