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England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs	Current	Target
A (91-120)		
B (81-90)		
C (61-80)		
D (51-60)		
E (41-50)		
F (31-40)		
G (21-30)		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	45	46

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TANTIVY LOWER STREET  
EASTRY



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£475,000



- Grade II Listed Building
- Four Bedrooms
- Separate Two Bedroom Dwelling
- Dates Back to 17th Century
- Spacious Accomodation
- Off Street Parking

LOCATION

The village of Eastry is situated approximately 2½ miles South-West of the Cinque Port of Sandwich, Eastry’s main post town; 4½ miles North-West of Deal; 12 miles East of Canterbury and 86 miles from London.

Until the end of 2004 Eastry was one of the only villages (if not the only village!) remaining in England to have a “butcher, baker and candlestick maker”.

Voted Kent's "Village of the Year 2005" Eastry has a sought-after primary school and enjoys having a huge range of local businesses in its locale; from traditional crafts and equestrian equipment to tyre sales . It has a selection of hostelrys providing good accommodation, food, beers and fine wines, a chemist, a fish and chip shop, a Chinese "take-away", a butcher, a baker, ladies hair stylists, an active Village Hall as well as a local convenience store, newsagent, post office and a wealth of local clubs, societies and activity groups.

ABOUT

\*Unique opportunity with annex and development potential\*

This is an opportunity to purchase a substantial 4 Bedroom Period property brimming with character, a Two Bedroom Detached Dwelling and a 2 storey barn with workshops, garage and storage.

The main house is grade II listed and dates back to the 17th Century with additions believed to be added in 1746 and the 20th century.

The site is set in the idyllic village of Eastry and through the years has evolved having once been the site of the village butchers, dental surgery, private school and now a sizable family home with the potential for a commercial premises behind. This is an ideal proposition for somebody who would want to run a business from home whilst keeping a separate family life. Or for someone who requires an annex for relatives/guests. The house is full of character and boasts beams to the ceilings, inglenook fireplaces, stripped floors and a gas AGA in the kitchen.

The accommodation in the main house comprises of 2 reception rooms, kitchen, dining room, double cellar, 4 bedrooms, family bathroom and further shower room. The rooms are generously proportioned and offer highly versatile accommodation.

The Detached Dwelling that consists of a former coach house is currently unfinished so would make a great project, it currently offers ground floor usage comprising of a large reception hall, Kitchen and a Dining Room/Office, and WC. There are 2 further rooms on the first floor which require renovation.  
To the rear of the driveway is the 2 storey barn which oozes potential. Behind this lies a garden that is mostly laid to lawn and a vegetable plot.

Given that Tantivy is such a unique property, it must be seen to be fully appreciated and viewings can be arranged by contacting Miles and Barr.

Please note that any works would be subject to the relevant planning consents.

DESCRIPTION

\*\* Ground Floor\*\*

- Kitchen 16'6 x 7'11 (5.03m x 2.41m)
- Dining Room 16'6 x 14'8 (5.03m x 4.47m)
- Reception room 23'2 x 14'8 (7.06m x 4.47m)
- Lounge 20'3 x 14'4 (6.17m x 4.37m)

\*\*First Floor\*\*

- Landing
- Bathroom 10' x 5'5 (3.05m x 1.65m)
- Shower Room
- Bedroom One 14'8 x 11'5 (4.47m x 3.48m)
- Bedroom Two 14' x 11'5 (4.27m x 3.48m)
- Bedroom Three 11'5 x 11'1 (3.48m x 3.38m)
- Bedroom Four 11'1 x 9'11 (3.38m x 3.02m)

\*\* Out House\*\*

- Kitchen 12'1 x 8'7 (3.68m x 2.62m)
- W/C

Open Plan Living Space

\*\*First Floor\*\*

- Bedroom One 13'8 x 9'1 (4.17m x 2.77m)
- Bedroom Two 12'3 x 12'1 (3.73m x 3.68m)

\*\* Exterior\*\*

- Garden
- Off Street Parking
- Workshop and Garage

