



Lavender Lane, Ramsgate



MILES & BARR
EXCLUSIVE

6 Lavender Lane

Ramsgate

Kent

CT12 5LJ



Description

First Floor

- Bedroom 9'7 x 6'2 (2.92m x 1.88m)

- Bedroom 11'2 x 7' (3.40m x 2.13m)

- Study 9'9 x 6'2 (2.97m x 1.88m)

- Bedroom 14'8 x 12'3 (4.47m x 3.73m)

- WC

- Living Room 19'8 x 9'9 (5.99m x 2.97m)

- Conservatory 13'10 x 11' (4.22m x 3.35m)

- Dining Room 13' x 12'4 (3.96m x 3.76m)

- Kitchen 13'11 x 6'2 (4.24m x 1.88m)

Exterior

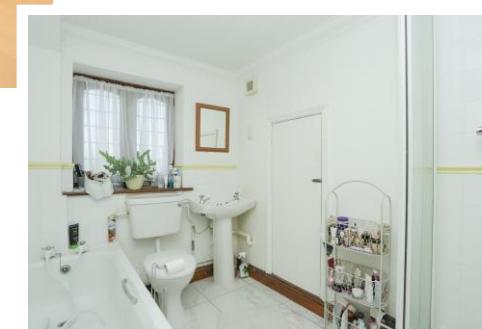
- Front Garden

- Rear Garden

Property

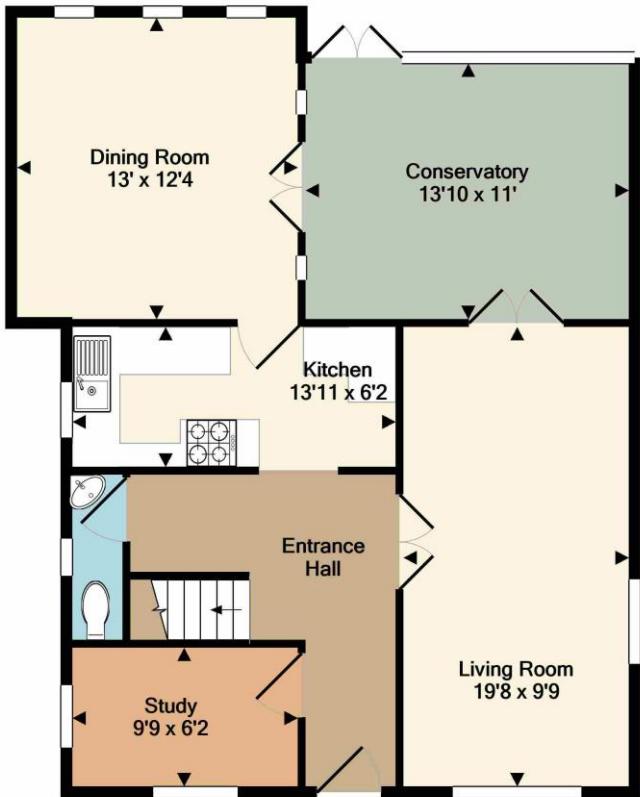
Situated in a private secluded lane yet convenient location, within a short distance of the beach and opposite St Augustines golf course is this 1800s barn conversion, which used to belong to the adjacent farmhouse of Lavender Farm. The property is one of six in this desirable cul-de-sac and has been converted to provide a spacious three bedroom family home, with plenty of potential to extend and add a further bedroom with relevant plannings.

The ground floor of the property currently comprises a study which is the perfect set up for so many people now working from home, a well presented lounge with doors leading into the conservatory overlooking the low maintenance garden, a wc, galley style kitchen and separate dining room which could have the potential to be turned into one large cooking and entertaining space. The first floor benefits from three bedrooms, two large storage cupboards and a family bathroom with separate bath and shower. There is a further space off the bathroom that with relevant plannings could be developed into a more useable space, there is also space in the master bedroom to add en-suite shower room if required. There is even more space in the loft room, again there is the possibility of creating a large fourth bedroom up here with relevant permissions.

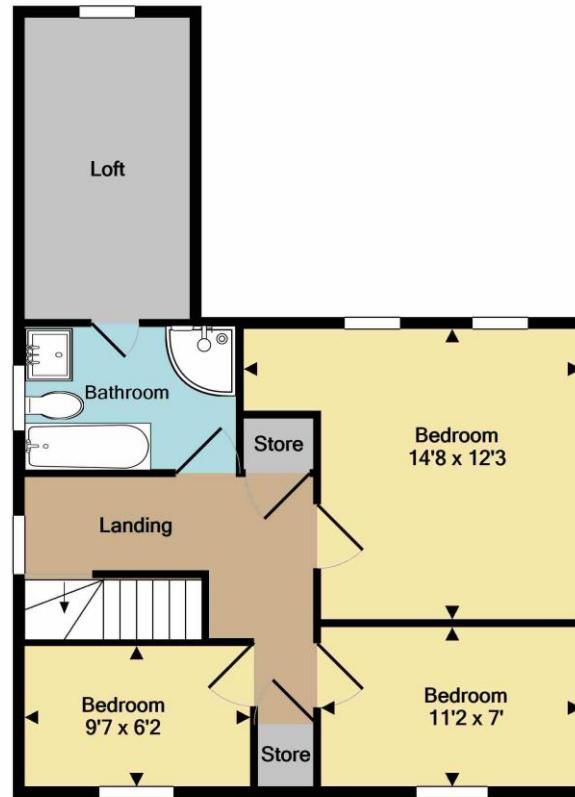


Location

Situated in the quiet village of Cliffsend near Ramsgate this property is located within a catchment area for well rated primary and secondary schools, and Ramsgate's railway station is only a short distance away which provides high speed rail links into London and Parkway railway station once complete will be five minutes away also giving easy access to London.



GROUND FLOOR
APPROX. FLOOR
AREA 769 SQ.FT.
(71.4 SQ.M.)

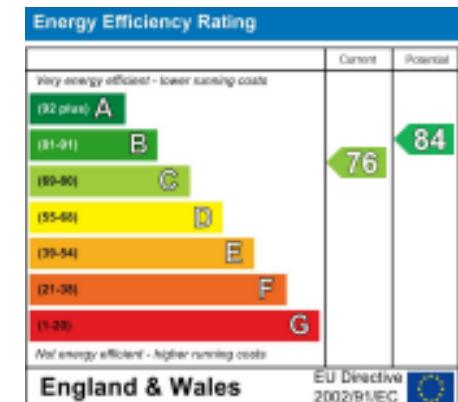


1ST FLOOR
APPROX. FLOOR
AREA 555 SQ.FT.
(51.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1324 SQ.FT. (123.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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