



The Old Church Hall, Hamstreet Road, Ruckinge, Ashford

OIRO £450,000 Freehold

A modern 3 bed holiday let, an open plan living/dining/family room with well-proportioned accommodation on both the ground and first floor. Offering off road parking and good access to facilities in villages nearby.

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Full description:

A spacious 3 bed holiday let in the heart of Ruckinge. This property offers an exciting opportunity to purchase a holiday let a short drive from facilities in neighbouring towns or villages, such as Hythe, Bilsington and Hamstreet. With 3 double bedrooms, an open plan space, ideal for entertaining and a small outside area equipped with an outside barbeque and pizza oven with space for a hot tub. There is also a good amount of space for parking to the front.

Situation:

Ruckinge benefits from its proximity to larger towns and transportation hubs, such as Ashford International Station, which offers high-speed rail links to London and Europe. This balance of rural charm and accessibility makes it an appealing location for those looking for a quiet retreat while still having access to modern amenities, and activities.

Directions:

From the office proceed down the High Street turning onto Stone Street then turn right onto The Hill. Proceed straight on Golford Road, leading into Tenterden Road, proceed for roughly 6 miles. Then turn left onto the A28, then left onto Oaks Road and then a right onto Beacon Oak Road then left into Woodchurch Road, staying left proceed for roughly 8 miles on the B2067 then turn right onto Ashford Road and left onto Ruckinge Road. The property is located about a mile down the road on the left, identified by our For Sale sign.

Accommodation:

Ground Floor

Timber doors to:-

Entrance Porch: space for coat hanging and storage, doors to:-

Kitchen/Dining/Living Room: An open plan space with doors to both sides and double height ceiling. Wooden flooring throughout and a well appointed kitchen fitted with a range of blue wall, base and drawer units, single bowl sink, double oven, with hob and extractor above and a wooden island with further storage beneath, ideal for hosting! There is also space for a large table and a log burner ideal for centring the living space around. This space leads to the accommodation on the ground floor and has stairs up to the mezzanine bedroom:-

Office: with a window to the side.

Bedroom: A double room with a window to the rear.

Bedroom: Another double room with a window to the side and an ensuite shower room, that has tiled floor and part tiled walls, a low level WC, walk in shower and wash hand basin.

Bathroom: Tiled floor and part tiled walls, bath with shower above, low level WC and wash hand basin set in white vanity unit and a chrome heated towel rail and window the front.

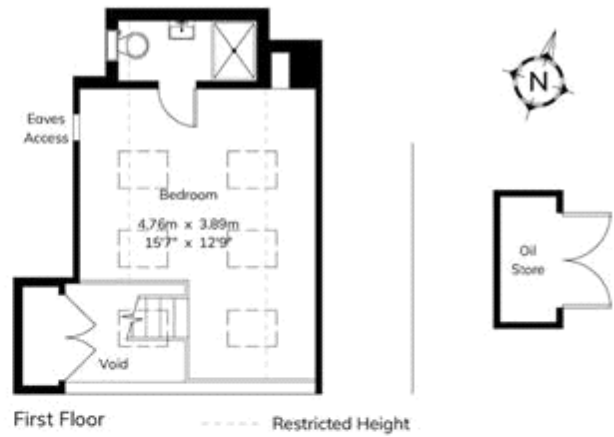
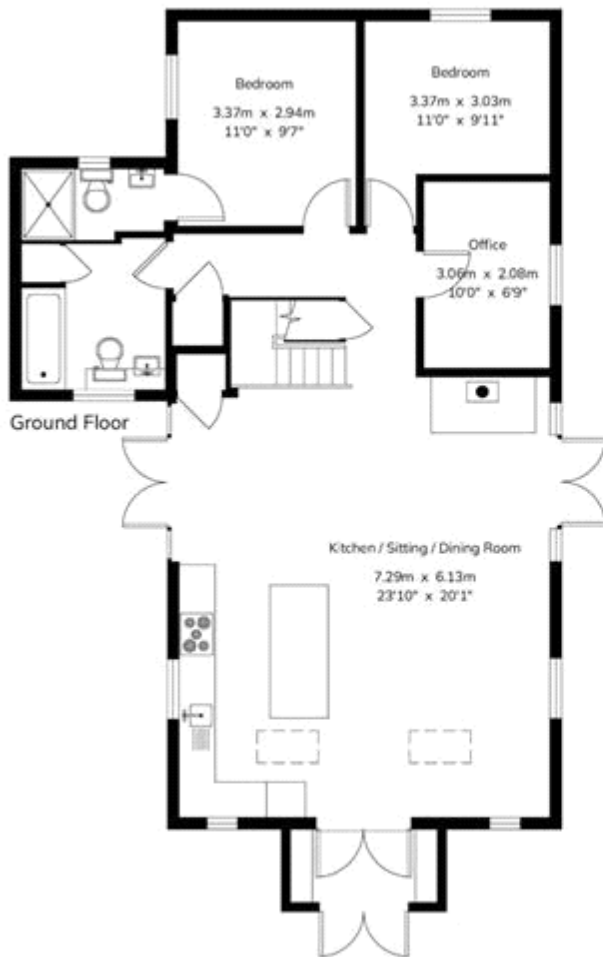
Mezzanine bedroom: a large double room with ensuite shower room, tiled floor, low level WC and wash hand basin, and a tiled shower.

Agents Note:- Ashford Borough Council. Tax Band E. In line with money laundering regulations (5th directive) all purchasers will be required to allow us to verify their identity and their financial situation in order to proceed. This property only permits holiday let usage.



Council Tax Band: C
Tenure: Freehold
Parking options: Off Street
Garden details: Private Garden





The Old Church Hall

House - Gross Internal Area : 113.0 sq.m (1216 sq.ft.)

Oil Store - Gross Internal Area : 1.9 sq.m (20 sq.ft.)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst great care has been taken to be as accurate as is realistic, these details, photographs and floor plans are for guidance only and all measurements are approximate. All information has been received in good faith and we cannot be held responsible for the content of these particulars. None of the services, fittings or appliances at the property have been tested, we give no representations as to their fitness for purpose or otherwise. We assume that the property has all necessary permissions, consents and is fully compliant with statutory regulations. Purchasers must satisfy themselves by inspection, searches, enquiries, surveys and professional advice that the property is as described and suitable for their purposes. No agency employees have any authority to make or give any representations or warranty in relation to the property, and no liability is taken for any error, omission or misstatement. These details cannot be incorporated in any offer or contract and are for reference only.