



## West Street

New Romney TN28 8DG

- Charming Grade II\* Listed Medieval Cottage
  - Two Double Bedrooms
  - Kitchen/Breakfast Room
  - Period Features Throughout
  - Close To Local Shops & Amenities
- Thought To Date Back To 14th Century
  - Living Room With Inglenook Fireplace
  - Shower Room
- Private Rear Garden & Allocated Parking Space
  - No Onward Chain

**Asking Price £275,000 Freehold**







Mapps Estates are delighted to bring to the market Plantagenet House, a charming Grade II\* Listed medieval cottage believed to date back to the early 14th Century, possibly forming part of what was once the residence of the master of St John The Baptist's Hospital which may have existed as far back as the reign of Henry III. As you might expect from a property of such heritage, character and period features abound throughout. The ground floor accommodation comprises a living room with a feature Inglenook fireplace, a kitchen/breakfast room now in need of updating, a modern shower room and a rear hallway, with two double bedrooms to the first floor and a spacious loft room. The property also benefits from a newly-installed gas boiler and enjoys a private south-facing rear garden as well as an allocated parking space. Being sold with the advantage of no onward chain, an early viewing of this unique and charming historical home comes highly recommended.

Located just off New Romney high street offering a selection of independent shops and restaurants together with a Sainsbury's store, doctors' surgeries and dentists. Primary and secondary schooling are located close by, with Littlestone championship golf course and beach also only a short drive away; the popular Romney, Hythe & Dymchurch light railway also has a station in the town. The ever-expanding market town of Ashford is within easy driving distance and offers a far greater selection of shopping facilities and amenities together with high-speed rail services from Ashford International railway station with services to London St. Pancras in under 40 minutes. Access to the M20 Motorway is via Ashford or Hythe, the motorway also giving easy access to the Channel Tunnel Terminal and Port of Dover.

### Ground Floor:

#### Front Entrance

A solid wood front door opening to steps down into the living room.

#### Living Room 14'1 (max) x 13'3

With front aspect sash window, feature Inglenook fireplace with copper hood, exposed floorboards, exposed ceiling timbers, wood panelling to walls, cupboard housing gas meter, door to rear hallway, open doorway through to kitchen.



### **Kitchen/Breakfast Room 15'3 x 9'1**

With front aspect sash window, range of fitted wood effect store cupboards and drawers, fitted worktop with inset stainless steel one and a half bowl sink/drainage with mixer tap over, fitted electric Rangemaster cooker, space and plumbing for washing machine, space for breakfast table, recessed downlighters, digital heating thermostat, exposed ceiling timbers, tiled floor.

### **Rear Hallway 16'3 (max) x 5'6**

With feature vaulted ceiling with exposed timbers, stairs to first floor, back door to garden, consumer unit and electric meter, tiled floor, shuttered rear window, door to shower room.

### **Shower Room**

With frosted window, recessed shower cubicle with Bristan electric shower, Aquaboard wall panelling, wash hand basin with mixer tap over and store cabinet under, chrome effect heated towel rail, feature vaulted ceiling with exposed timbers, cupboard housing wall-mounted Glow Worn gas-fired combination boiler (installed 2026), vinyl flooring.

### **First Floor:**

### **Landing**

With exposed timbers, door to stairs to loft room, doors to bedrooms.

### **Bedroom 10'10 x 9'7**

With front aspect window, exposed timbers, feature fireplace and recessed alcove to wall, radiator.

### **Bedroom 11'6 x 10'11 (max)**

With front aspect window, exposed timbers, radiator.

### **Loft Room 25'4 x 10'10**

With exposed roof timbers, rear window looking onto garden, power and light, radiator.

### **Outside:**

The private rear garden has been mostly laid to paving slabs and brick block, with shrub borders, a garden shed and an outside tap. The back gate access the allocated parking space to the rear of the property.





Total area: approx. 90.4 sq. metres (973.4 sq. feet)

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (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 |           |

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.