



4 Blackfriars Street, Canterbury, Kent, CT1 2AP

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**4 Blackfriars Street, Canterbury, Kent,
CT1 2AP**

£280,000 Freehold

A charming Grade II Listed period cottage with a delightful garden backing directly onto the River Stour, enviably situated in a quiet and sought-after position in the heart of the city centre, just moments from the Cathedral and High Street.

The property retains a wealth of period character and offers exciting potential for modernisation and improvement, providing a rare opportunity to create a truly special city-centre home.

- Grade II Listed
- In need of modernisation & improvement
- Period features throughout
- Two bedrooms
- Two reception rooms
- Wonderfully quiet City centre street
- Garden backs on to the river Stour
- No onward chain

The front door opens into the entrance hall, leading through to the sitting room, which enjoys an attractive outlook over the quiet residential street.

From the sitting room, a door leads into the dining room, featuring a charming period fireplace with original cupboards to either side. A rear lobby leads through to the kitchen.

On the first floor, the landing leads to bedroom two and the family bathroom, while bedroom one occupies the second floor.

To the rear, the garden measures approximately 29' x 16' and enjoys the particularly appealing feature of backing directly onto the River Stour. There is also a charming glass house, accessed via a separate stairway.

Please note for health and safety reasons, access to this area will not be possible during viewings.



Blackfriars Street is a quiet residential setting, yet is conveniently positioned just a couple of minutes' level walk from the main High Street and Whitefriars Shopping Centre.

Everyday amenities are close at hand, with M&S, Sainsbury's Local and Tesco Metro all within easy reach. The city also offers an increasingly diverse range of cultural, leisure and dining facilities, including the Marlowe Theatre, Canterbury Cathedral, together with an excellent selection of restaurants, bars and cafés.

The beautifully maintained Westgate Gardens and Dane John Gardens are also nearby, providing wonderful green spaces to enjoy throughout the year.

For commuters, the bus station and both Canterbury East and Canterbury West railway stations are within easy reach, providing convenient services to London and the Kent coast.

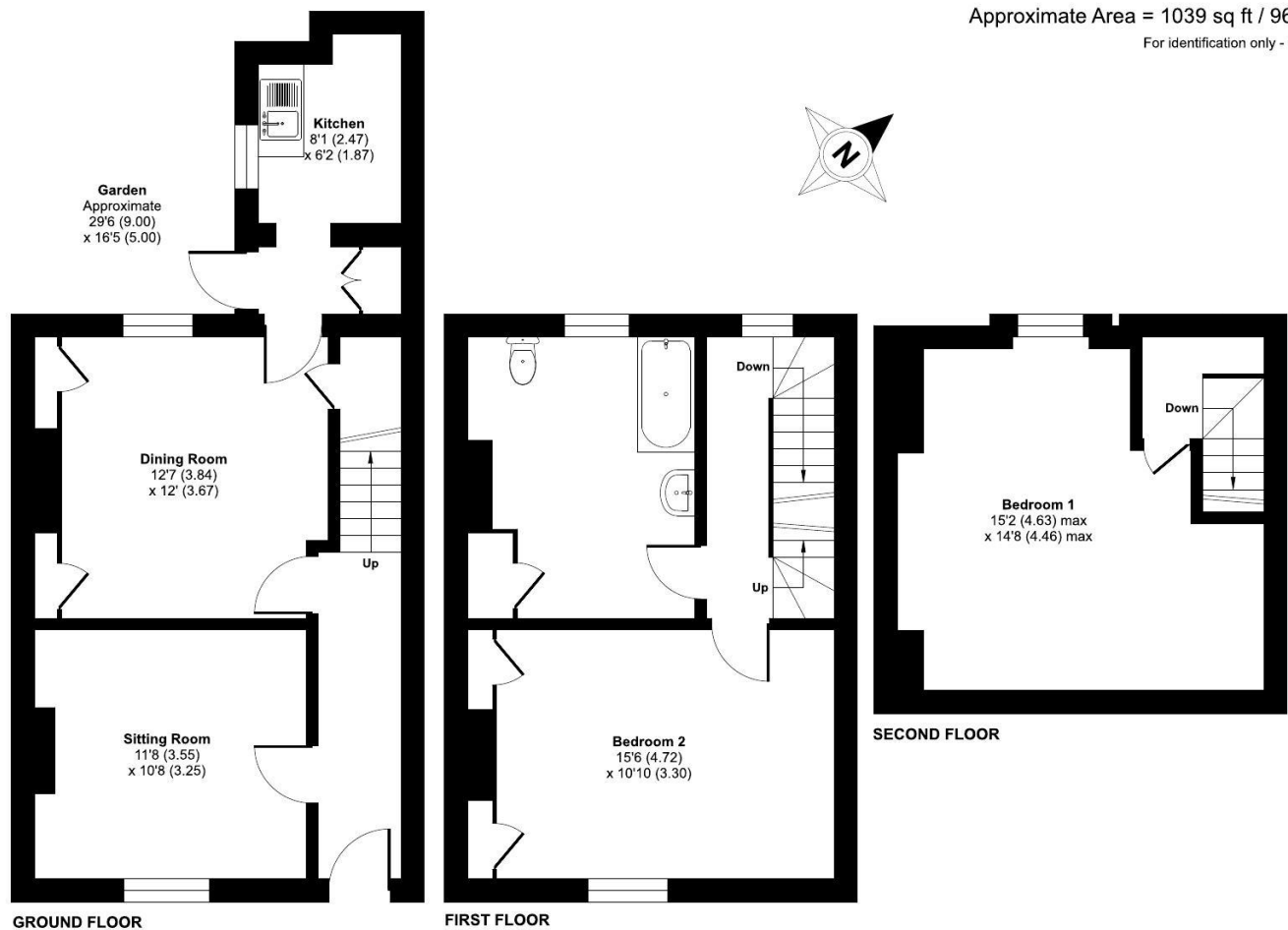
Viewing: By appointment through Finn's, Canterbury.
Tel: 01227 454111

Services: Mains electricity, water & drainage.

Council Tax: Band 'F' according to the website of the Valuation Office Agency (www.voa.gov.uk).

Date: These particulars were prepared on 1/9/26





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
Produced for Finn's. REF: 1511043

Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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