



SINCE 1865

The Master's Lodge, 58 St Peter's Street, Canterbury, Kent CT1 2BE

www.finns.co.uk

THE MASTER'S LODGE
58 St Peter's Street, Canterbury, Kent
CT1 2BE

Guide Price £1,250,000 - Freehold

A Country House in the heart of the Cathedral City of Canterbury

- 3 Reception Rooms
- Kitchen, Boot Room, Ground Floor Shower Room
- 5 Bedrooms, Bathroom, Cloakroom and Dressing Room
- Outbuildings including a Car Port with a Store Room and Room Above
- Off Road Parking
- Garden Stores
- Unique Gardens of about 0.31 Acres

Description

The Master's Lodge is a beautiful Grade II Listed timber-framed house. Believed to date from before the 16th century, the property is of rendered and brick elevations, with exposed timber framing and a tiled roof.

The property currently forms part of the Eastbridge Hospital and is being sold by the charity to fund repairs to the Grade I Listed Building and the Franciscan Gardens adjacent. It has elegant, spacious reception rooms overlooking the gardens, with well laid out accommodation on the first and second floors.

Two sets of wooden gates lead into the courtyard directly off St Peter's Street to a paved parking and turning area for several vehicles. The gardens are mainly to the south of the house and catch the sun for most of the day. Surrounded in part with mellow brick and flint wall with mature hedging, they are principally laid to lawn with shrub beds and fruit trees making an amazing and private oasis for such a central location.



Surrounding Area & Local Amenities

In the heart of the City of Canterbury, The Master's Lodge is ideally located for all the shopping and leisure facilities that the city offers. There is a wide choice of schools in the state and private sectors for all ages and abilities, including the Simon Langton Grammar Schools, the King's School, Kent College and St Edmund's, as well as the Junior King's School in Sturry. Rail services run from Canterbury West and take approximately 56 minutes into London St Pancras International.

Services

Mains water, electricity, gas and drainage.

Assessments

Canterbury City Council, Council Tax Band 'G'.

Energy Performance Certificate

The rating is 'D'.

Agent's Note

The property is to be sold subject to a number of positive and restrictive covenants. These are intended to protect the amenity of the Trustees' retained land at Eastbridge Hospital. Details of these are available on request from the selling agents.

Date

These particulars were prepared in May 2026 and photographs taken in March 2022.

Viewing:

Strictly by appointment with Finn's Canterbury. Telephone 01227 454111 or Email: canterbury@finns.co.uk

Please park in one of the public car parks and meet at the entrance gate to the Master's Lodge. The High Street and St Peter's Street are pedestrianised and it is not possible to drive to the property directly without a permit.





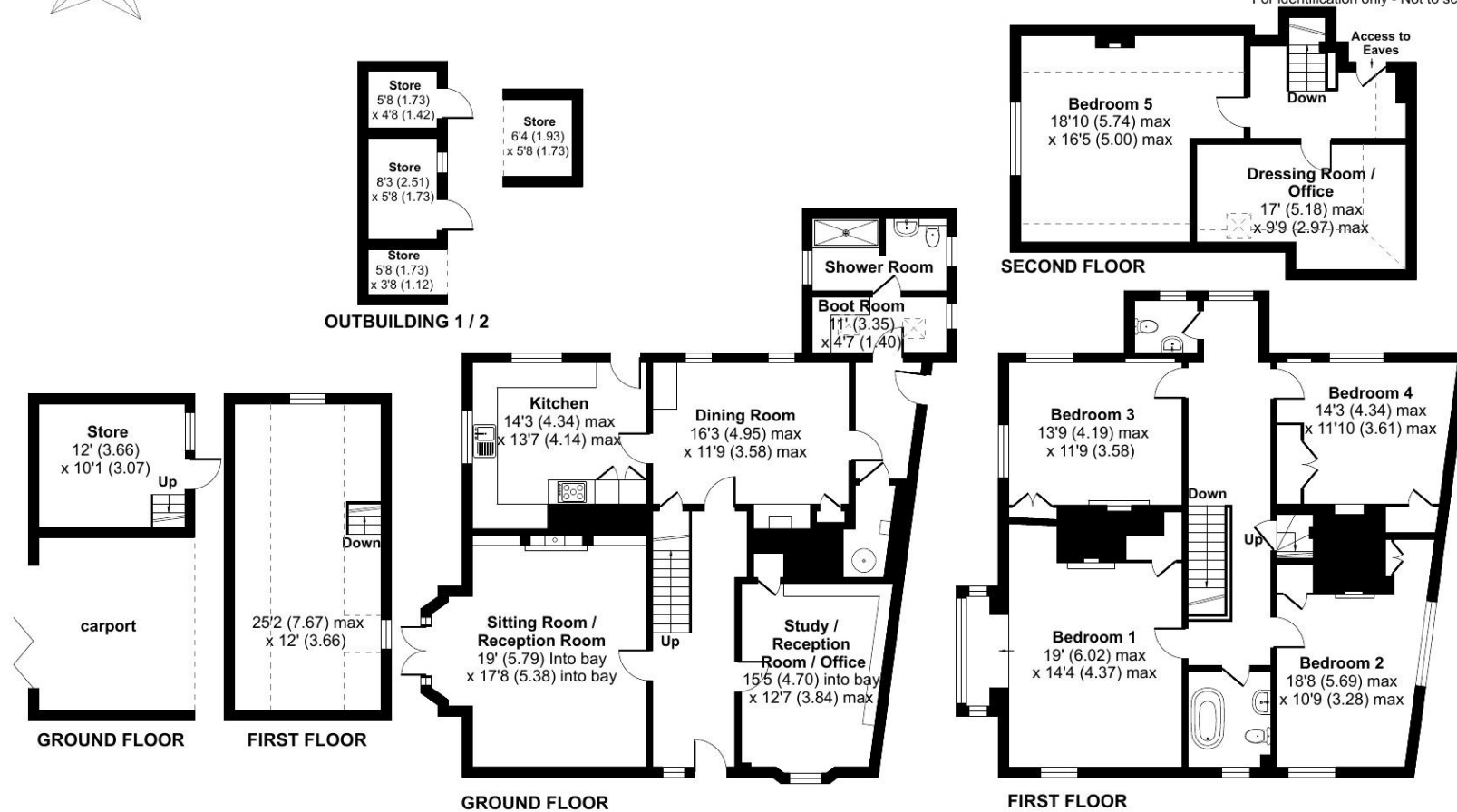
Approximate Area = 3172 sq ft / 295 sq m (excludes carport & stores)

Limited Use Area(s) = 295 sq ft / 27 sq m

Outbuildings = 100 sq ft / 9 sq m

Total = 3567 sq ft / 331 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2022. Produced for Finns. REF: 817481

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.

FINN'S CANTERBURY
82 Castle Street
Canterbury
Kent CT1 2QD
Sales: 01227 454111
Lettings: 01227 452111

FINN'S SANDWICH
2 Market Street
Sandwich
Kent CT13 9DA
Sales: 01304 612147
Lettings: 01304 614471

FINN'S ST NICHOLAS AT WADE
The Pack House
Wantsum Way
St Nicholas at Wade
Kent CT7 0NE
Tel: 01843 848230

