

**btf**

Land & Property Experts



**HONEYPOT FARM  
COURT-AT-STREET · HYTHE · KENT CT21 4PH**

# HONEYPOT FARM COURT AT STREET HYTHE KENT CT21 4PH

<i>Aldington</i>	-	<i>2 miles</i>
<i>Hythe</i>	-	<i>5 miles</i>
<i>Ashford</i>	-	<i>9 miles</i>
<i>Folkestone</i>	-	<i>10 miles</i>
<i>Dover</i>	-	<i>17 miles</i>

**A 3-bedroom farmhouse with 1 bed annexe, 2 converted holiday lets, a range of agricultural & commercial buildings and paddock land benefitting from far reaching views.**

- 3 bedroom farmhouse with a 1 bedroom recently refurbished annexe & extensive mature gardens and grounds
- 2 holidays lets finished to a high specification providing regular income
- Commercial building with potential
- Agricultural grazing land benefitting from a separate access
- Potential for variety of uses (STPP)
- In all approximately 3.80 acres.

**FOR SALE BY PRIVATE TREATY  
OFFERS IN EXCESS OF: £1,750,000**

**VIEWING:** - Strictly by appointment via the sole agents:  
**BTF Partnership**  
Canterbury Road, Challock  
Ashford, Kent TN25 4BJ  
01233 740077 / alex.cornwallis@btfpartnership.co.uk

## LOCATION

Honeypot Farm is situated 2 miles to south east of the village of Aldington overlooking the Romney Marsh with views on a clear day all the way over to France. Aldington is able to provide a small range of facilities and amenities and is within walking distance. The coastal town of Hythe is only 5 miles away along with Ashford 7 miles away and providing links to the national rail network linking to the continent and trains to London taking less than 40 minutes. Links to the national road network from junction 11 M20 is only 4 miles away with Port Lympne Zoo Park located just to the east. Honeypot is in an entirely private and isolated location with incredible views but is accessible with very easy access to Ashford and the motorway network if required.

Please see the Location Plan below which shows the location of the property in relation to the surrounding towns and villages.

## DIRECTIONS

From the centre of Aldington by the Walnut Tree, continue on the Roman Road south east until reaching the B2067, turn left and continue for 1 mile and the entrance to the access track to the property will be on your right.

## WHAT 3 WORDS

///appraised.selects.pave



## GENERAL DESCRIPTION

Honeypot Farm comprises of a variety of component parts that creates an attractive property with far reaching views across the Romney Marsh and to France. There are significant opportunities for additional income streams. The main component parts of the property are a 3-bedroom farmhouse, 1-bedroom annexe, two converted barns, which are currently used as holiday lets, a range of general purpose agricultural buildings and a commercial barn used as part of the vendors events business. There is additional grazing land fully stock fenced extending to approximately 1.50 acres.





## **FARMHOUSE**

A detached 3 bedroom farmhouse of solid brick construction under a pitched clay tile roof part clad in timber weather boarding and part tile hung on the upper elevations. The internal accommodation of the farmhouse is in good order throughout and comprises the following: -

Front Door opens to **Entrance Hall**, with doors to **Kitchen** with double AGA, and **Downstairs Cloakroom**. A further door from the Entrance Hall leads to **Sitting Room** with wood burner and door to **Cellar Stairway**. A further door from the Sitting Room leads through to the **Dining Room** with an opening to the Kitchen and door to **Utility Room/Boot Room** with door to **Rear Garden**.

Stairs up from the Entrance Hall lead to the **First Floor Landing** with doors to **Master Bedroom** (double), **Bedroom 2** (double), **Bedroom 3** (double) and **Family Bathroom** with bath, wash hand basin and w/c. A further door from the First Floor Landing leads to the **Annexe**.

Outside the grounds are predominantly laid to lawn with surrounding mature trees, shrubs and borders creating a rural yet versatile residential curtilage.

Detailed Floor Plans can be found overleaf.





## THE ANNEXE

The Annexe is a self-contained one bedroom dwelling benefitting from a separate access to the north of the main farmhouse.

Having recently been refurbished the accommodation comprises the following: -

Front door to **Living Room** and **Kitchen** with door to **Outside Decking Area** and to **Hallway**. Doors from the Hallway lead to **Master Bedroom**, **Utility Room** with plumbing for washing machine and to **Family Bathroom** with shower, wash hand basin and w/c.

Please see opposite for floor plans and gross internal area of both the Farmhouse and Annexe.

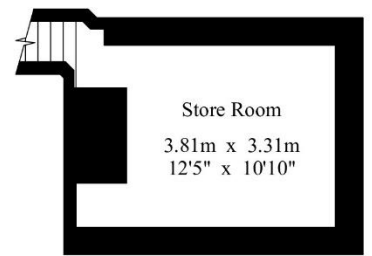


**FARMHOUSE & ANNEXE FLOOR PLANS**

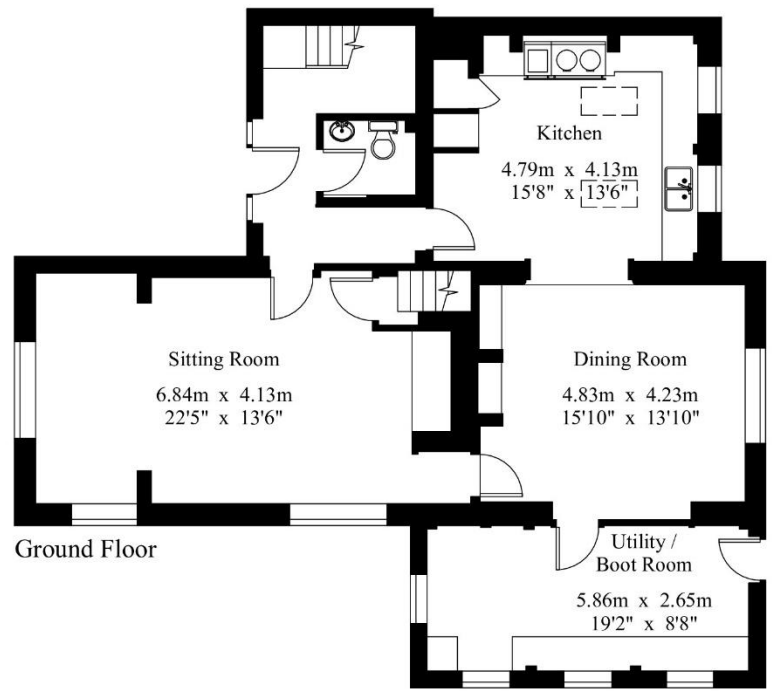
Honeypot Farm

Farm House - Gross Internal Area : 191.2 sq.m (2,058 sq.ft.)

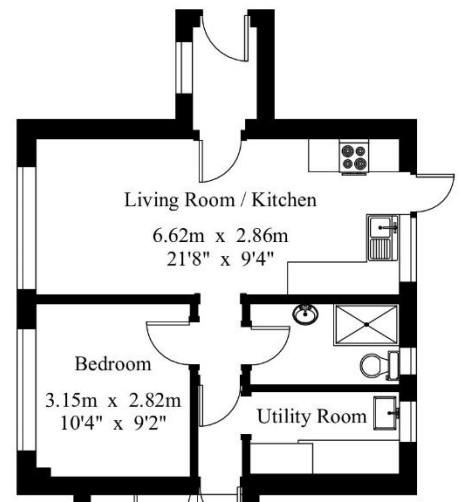
Annexe - Gross Internal Area : 43.4 sq.m (467 sq.ft.)



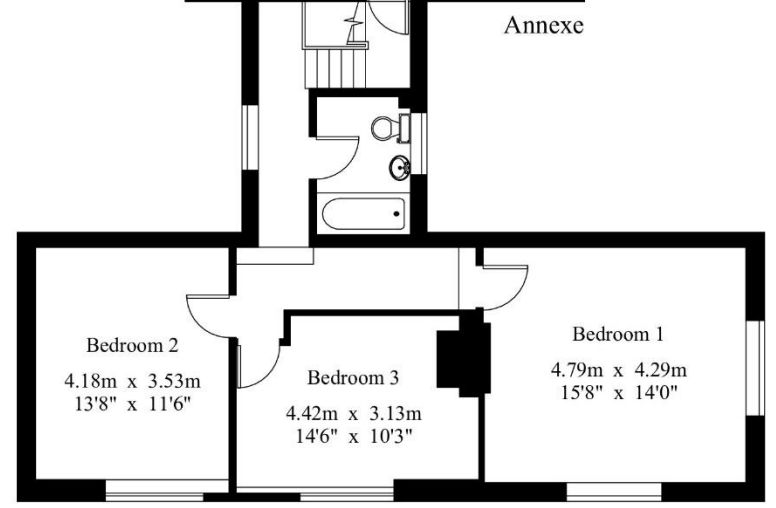
Cellar



Ground Floor



Annexe



First Floor



DEEP MUDDY WATER

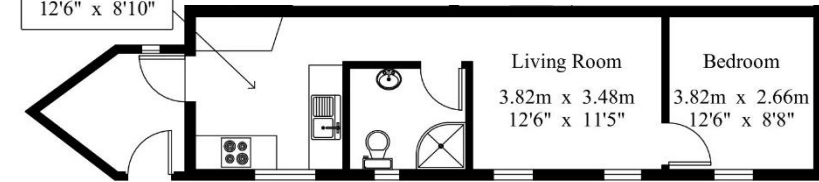






Kitchen  
3.82m x 2.71m  
12'6" x 8'10"

### GROSS INTERNAL AREA – 391 SQ.FT



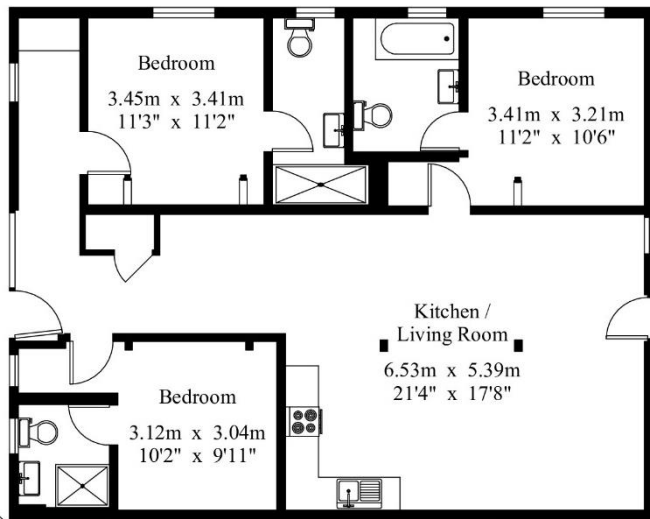
### PIGLETS

Piglets is a converted barn with a Holiday Let consent. Accommodation comprises the following: -

Front Door opens to **Entrance Hall** with door to **Kitchen** and **Hallway**. Doors from the Hallway lead into the **Living Room** and **Family Bathroom** with shower, wash hand basin and w/c. A further door from the Living Room leads into the **Master Bedroom**.

Outside there is a lawned garden with matured trees and a gravelled private driveway for parking.





**GROSS INTERNAL AREA – 1,100 SQ.FT**



## EYORES

Adjoining the Piglets is Eeyores which is a former barn converted into a second Holiday Let Unit. Accommodation comprises the following: -

The Front Door opens to **Entrance Hallway** which leads through to open plan **Kitchen/Sitting Room** with doors to **Rear Garden** and **Master Bedroom** with fitted cupboards and **Ensuite**. Further doors from the Entrance Hallway lead to **Bedroom 2** (double) with **Ensuite**, **Bedroom 3** (double) with **Ensuite** and storage cupboard.

Outside there is a loose stoned gravel and lawned garden with matured trees and a gravelled private driveway for parking.





### **BUILDINGS**

There are a range of general purpose residential and agricultural buildings on site that consist of the following: -

**Double Garage** (528ft<sup>2</sup>)

**Dog Kennels**

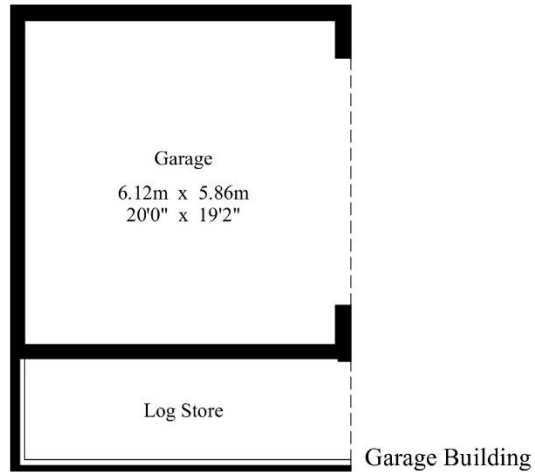
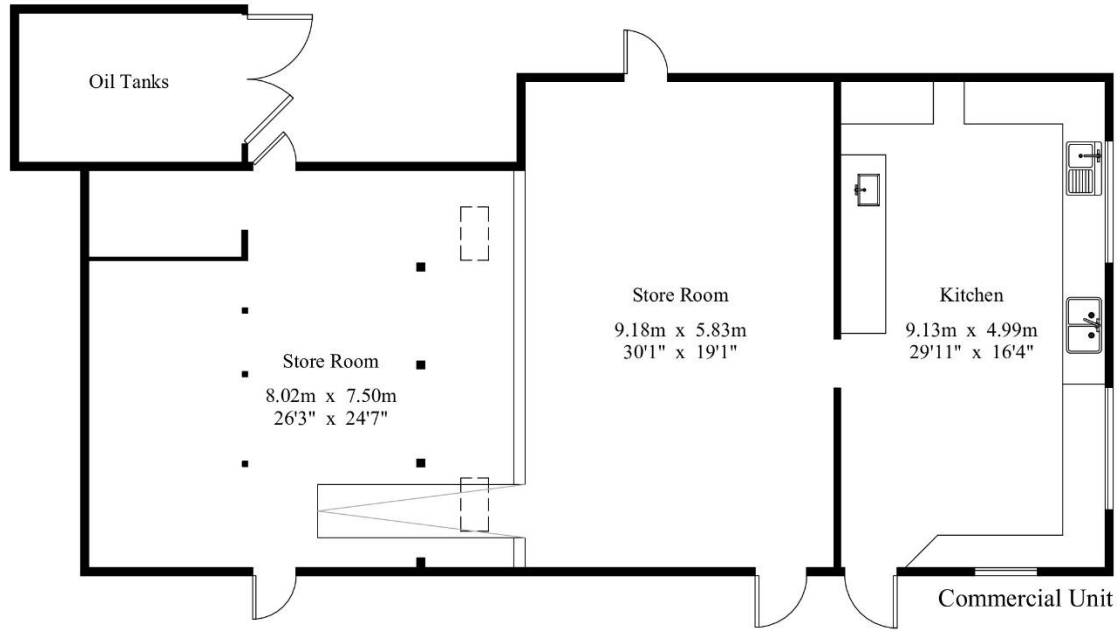
**Stables** split into two loose boxes, a store and a studio, which are currently used as kennels (567ft<sup>2</sup>)

### **COMMERCIAL BUILDING**

There is a commercial barn currently used as part of the vendors event services business, which offers multiple opportunities for an incoming purchaser for income generation. The building is connected to all services and is ready to go in all aspects. Accommodation comprises the following – Front Door leading to **Large Kitchen/Washing Area** with door leading to **Store Room 1** with doors to front and rear, and further door to **Store Room 2** with doors to front and rear area. The total gross internal area of the commercial building is 1,878ft<sup>2</sup>.

Please see opposite for floor plans of Garage and Commercial building as pictured above.

# COMMERCIAL BUILDING & GARAGE FLOOR PLANS



**Commercial Unit - Gross Internal Area : 174.5 sq.m (1,878 sq.ft.)**  
**Garage - Gross Internal Area : 49.1 sq.m (528 sq.ft.)**



**LAND**  
The property in its entirety extends to approximately 3.80 acres. The land is classified as Grade II on the Agricultural Land Classification Plan for England and Wales with soil types relatively free draining with high fertility and of a loamy texture. The house and garden curtilage extends to approximately 2.80 acres, with approximately 1.50 acres of land accessed via another gate on the properties access track, currently being grazed by sheep. The land runs on the northern and eastern boundary of the property offering fantastic views over the marsh, out to sea and to France.









**BOUNDARY PLAN**



Produced on Apr 16, 2024.  
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**NOT TO SCALE**



BTF and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to BTF has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor Plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. A list of the Directors of BTF is available for inspection at each BTF Office.



## SERVICES

As far as we are aware the property is connected to mains electricity and water. The farmhouse and holiday lets have private drainage and are connected to an oil-fired central heating system. A drainage survey has been completed and is available from the selling agents upon request. **Please Note** the remaining services have not been checked or tested. Any offers to be made must take into account replacing the drainage systems which we understand do not meet current legislative requirements.

## BOUNDARIES

The purchaser must satisfy themselves on the location of all boundaries from their individual inspections and from the Land Registry information available.

## ACCESS

Access is from the Roman Road over a right of way for all times and purposes, onto the property. We assume the Roman Road to be publicly adopted. **Please Note** no highways search has been completed.

## METHOD OF SALE

The property is offered for sale by Private Treaty. The vendor reserves the right to take the property to auction, informal tender or formal tender at a later date if required. The vendor also reserves the right to not accept any offer. Vacant possession will be available on completion.

## PLANNING

Honeypot Farm is situated within Folkestone & Hythe District Council and a search of the online planning portal has been undertaken. There are recent planning applications in relation to the property, a summary of these is available from the selling agents upon request.

**Please Note:** A full planning search has not been undertaken and a full list of planning applications in relation to the property may be available from the Folkestone & Hythe Borough Council website or the selling agents on request.

## LOCAL AUTHORITY

**Kent County Council**, Invicta House, County Hall, Maidstone, Kent ME14 1XQ

**Folkestone & Hythe District Council**, Civic Centre, Castle Hill Avenue, Folkestone CT20 2QR

## TENURE

Honeypot Farm is understood to be freehold and is registered under Title Numbers K447286 & Pt K709791. Copies of the Office Copy Entries and Title Plans are available from the selling agents on request.

## PLANS

The plans and boundary notes provided by the agents are for identification purposes only and purchasers should satisfy themselves on the location of the boundaries prior to offering.

## EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing rights whether public or private, including rights of way, supply, drainage, water and electricity supplies or other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves whether referred to or not within these particulars. There are public rights of way running north to south down the shared access drive which does split off across the property due east through the paddock.

## PHOTOGRAPHS

The photographs within these particulars were taken in April 2024.

## PURCHASER IDENTIFICATION

In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all Purchasers. BTF employs the services of Thirdfort to verify the identity and residence of purchasers.

## ACREAGES & MEASUREMENTS

The acreages and measurements quoted are for guidance purposes only and are given without responsibility. Any intending purchasers should not rely upon these as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the area being sold.

## FIXTURES & FITTINGS

Please note that the Holiday Lets will be sold fully furnished.

## AGENT'S NOTE

We wish to inform prospective purchasers that we have prepared these sale particulars as a general guide and none of the statements contained in these particulars relating to this property should be relied upon as a statement of fact. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. We have not carried out detailed or structural surveys, nor tested the services, appliances or any fittings.

## VIEWINGS

The vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewings whether accompanied or not. Viewings are strictly by appointment only with the vendor's sole agent. If you would like to view, please contact Alex Cornwallis on the contact details below.

## BTF Partnership

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## OFFERS IN EXCESS OF

£1,750,000



Land and Property Experts

[www.btfpartnership.co.uk](http://www.btfpartnership.co.uk)

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