



SHAWS FARM
STOWTING COMMON · ASHFORD · KENT TN25 6BH

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<i>Brabourne</i>	-	<i>2.5 miles</i>
<i>Ashford</i>	-	<i>10 miles</i>
<i>Hythe</i>	-	<i>10 miles</i>
<i>Canterbury</i>	-	<i>12 miles</i>

A spacious 4 bedroom detached cottage subject to an Agricultural Occupancy Condition (AOC) in a rural and accessible location with far reaching views over the North Downs.

- A detached four-bedroom cottage with a self contained 1-bed annexe
- Private and rural location with potential for additional income with the self-contained annexe
- Picturesque location within the Kent Downs National Landscape
- In all approximately 0.53 acres

GUIDE PRICE: - £575,000

VIEWING: - Strictly by appointment via the sole agents:

**BTF Partnership
Clockhouse Barn
Canterbury Road
Challock
Ashford
Kent TN25 4BJ**

01233 740077 – millie.palmerpilc@btfpartnership.co.uk

LOCATION

Shaws Farm is situated 4 miles to the north east of Brabourne which is able to provide a small range of facilities and amenities and a good community atmosphere. Ashford is only 10 miles south east which offers links to the continent, high speed rail links to London in under 40 minutes as well as a more comprehensive range of facilities, amenities and schooling.

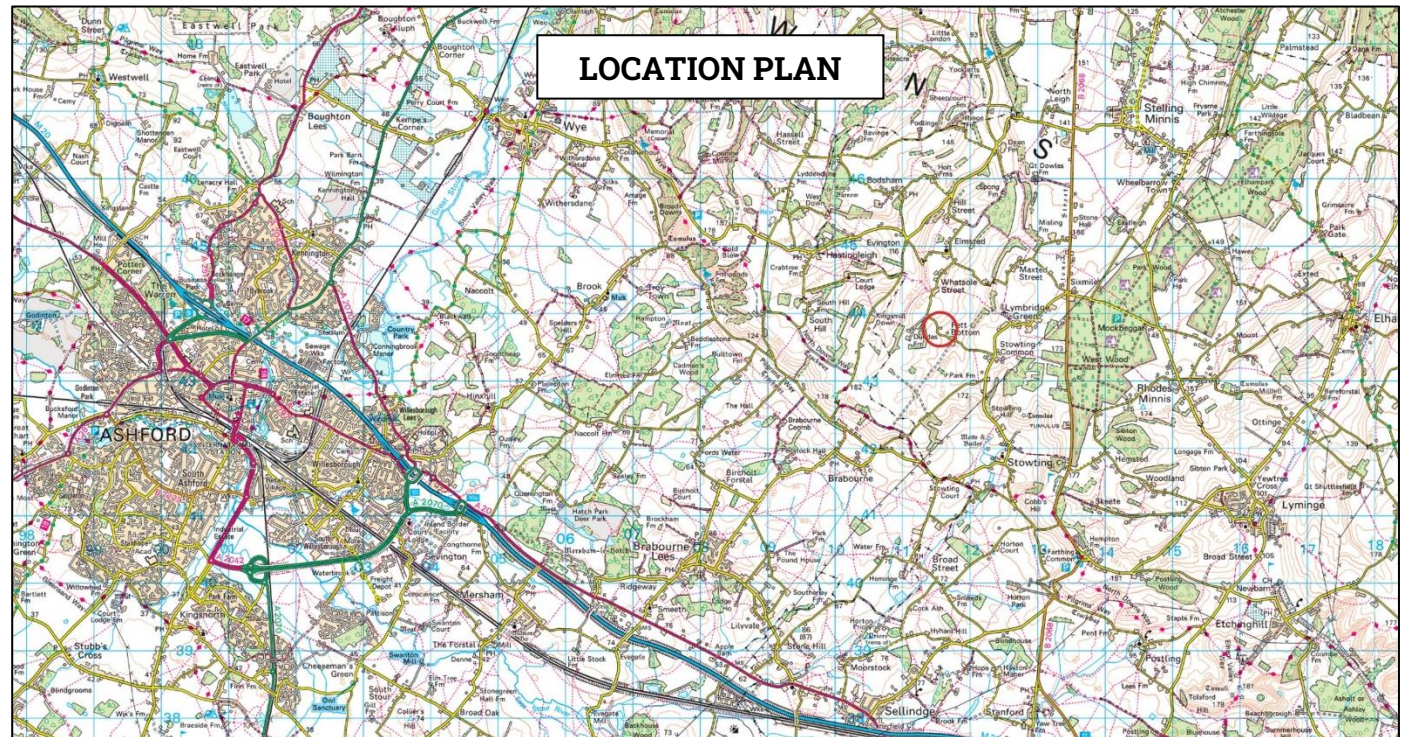
Please see the Location Plan below which shows the location of the property in relation to the surrounding towns and villages.

DIRECTIONS

From The Five Bells public house in Brabourne, continue south east for 0.2 miles until turning left on to Canterbury Road and continuing onto Brabourne Lane for a further 1.5 miles. Turn left onto Stowting Hill continue for 500 metres before taking the first left, continue up the hill with Shaws Farm being the second property on your right.

WHAT 3 WORDS

///enhanced.moon.hamsters





GENERAL DESCRIPTION

Shaws Farm is situated on the North Downs with fantastic views to the south and good accessibility to the national transport links. The cottage is of cavity brick construction, tile hung to the upper elevations under a clay tile roof. It is subject to an AOC which states that **“the occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture or in forestry or a widow or widower of such a person and to any dependent residents.”** The internal accommodation of the cottage comprises the following: -

Front Door opens to **Front Porch** with door to **Entrance Hall**. Doors from Entrance Hall lead to **Sitting Room, Study, Dining Room, Kitchen/Breakfast Room** with doors to **Utility Room** with doors to **Rear Garden**. Stairs from the Entrance Hall lead up to the **First Floor Landing** with doors to **Master Bedroom** (double) with **Ensuite** with shower, wash hand basin and w/c and fitted storage cupboards, **Bedroom 2** (double), **Bedroom 3** (double), **Bedroom 4** (single), **Family Bathroom** with w/c, shower and wash hand basin and **Storage Cupboard**. Detailed Floor Plans can be found overleaf with the total gross internal area amounting to 1,952ft².

Outside

There are lawned and bedded **Gardens** to the front, sides and rear, along with off-road parking for several vehicles. Views are far reaching to the north, reaching all the way to the Thames estuary.

ANNEXE

A 1-bedroom self-contained living accommodation situated on the northern side of the property, with accommodation comprising the following:-

Front Door leading to **Entrance Hall** with doors to **Kitchen, Downstairs Cloakroom** with wash hand basin and w/c, and to **Sitting Room** with doors to **Rear Garden**. Stairs lead up from the Sitting Room to **Master Bedroom** (double), with door to **Dressing Room**. Dressing Room has doors to **Ensuite** with bath, wash hand basin and w/c and **Storage Cupboards**.

Please see the Boundary Plan overleaf for further information on the area that is being offered for sale which extends to 0.53 acres



Shaws Farm

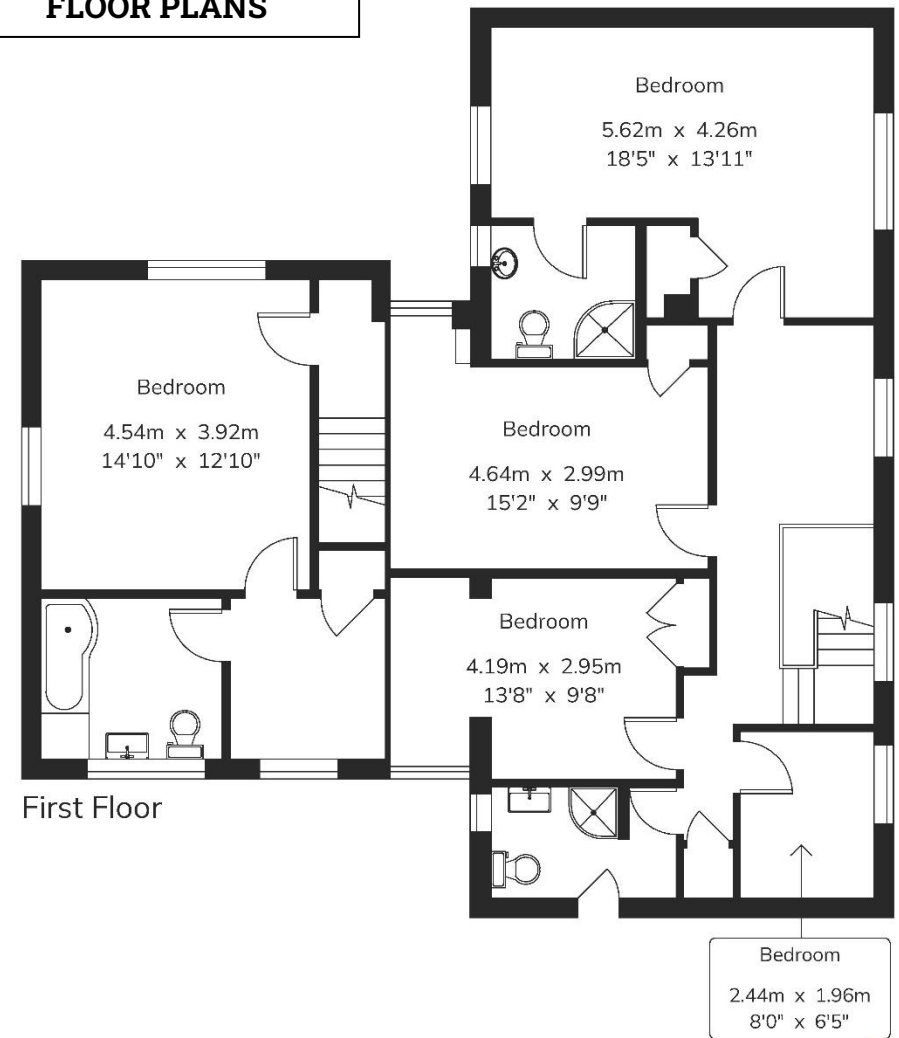
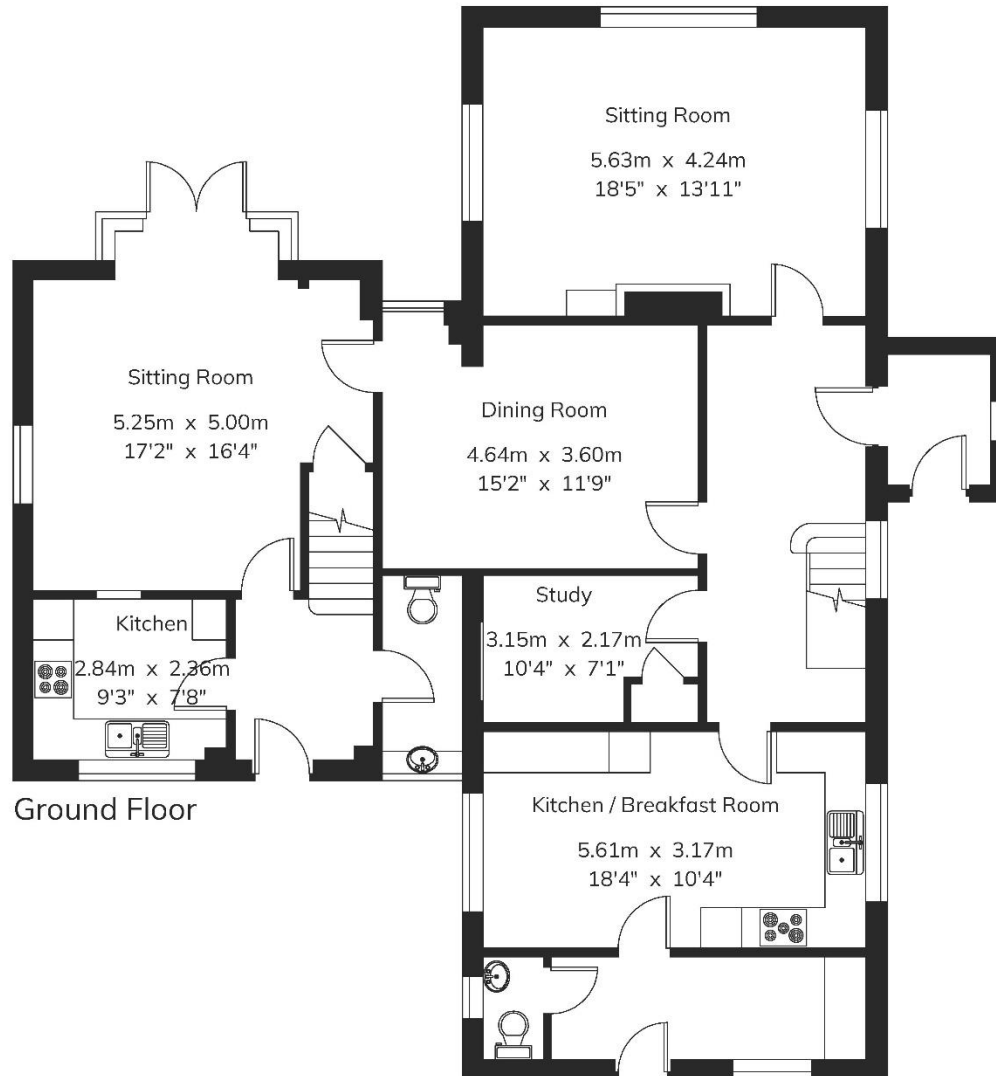
House - Gross Internal Area : 181.4 sq.m (1952 sq.ft.)

Annexe - Gross Internal Area : 72.5 sq.m (780 sq.ft.)

Total - Gross Internal Area : 253.9 sq.m (2732 sq.ft.)



FLOOR PLANS



Not to Scale

For Identification Purposes Only.

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BOUNDARY PLAN



NOT TO SCALE



SERVICES

Shaws Farm is connected to mains water, mains electricity and heating is provided via a gas fired central heating system. The drainage is to a private system. **Please Note:** None of these services have been checked or tested.

ACCESS

Access is directly from the lane which we assume is a publicly adopted and maintained by Kent County Council. **Please Note:** A highways search has not been undertaken.

METHOD OF SALE

The property is offered for sale by private treaty as a whole. The vendor reserves the right to take the property to informal tender, formal tender or auction at a later date if required.

COUNCIL TAX

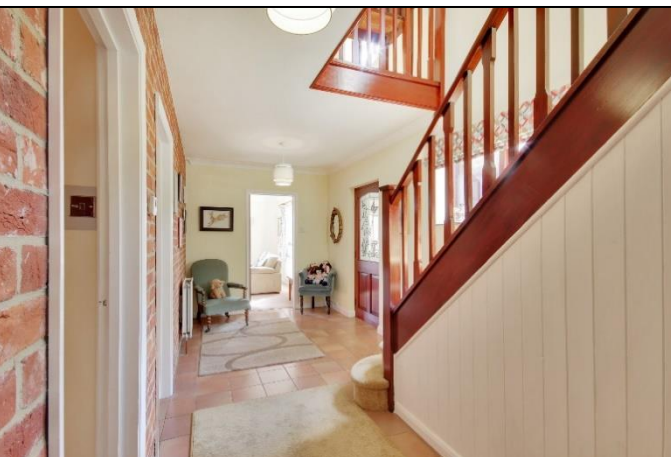
Cottage – F
Annexe – A

EPC RATING

EPC- E - A copy of the Energy Performance Certificate is available from the selling agents on request.

PLANS

The plans provided are for identification purposes only and purchasers should satisfy themselves on the location of external or internal boundaries prior to offering.



PLANNING

The dwelling is subject to an Agricultural Occupancy Condition. Planning permission was granted by Folkestone & Hythe District Council (Ref 88/1743/SH) for "Outline application for the erection of a farmhouse' Condition 8 of this consent states **"the occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, in the locality in agriculture or in forestry or a widow or widower of such a person and to any dependent residents"** A copy of the planning consent is available on request. Buyers will be required to provide evidence they comply with this restriction prior to any viewing.

PHOTOGRAPHS

The photographs within this brochure were taken in September 2024.

LOCAL AUTHORITY

Folkestone & Hythe District Council, Civic Centre, Castle Hill Ave, Folkestone CT20 2QY
Kent County Council, Invicta House, County Hall, Maidstone, Kent ME14 1XQ

ACREAGES

The acreages 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.



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. Our searches indicate that there are no public rights of way across the property.

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.

AGENT'S NOTE

We wish to inform prospective purchasers that we have prepared these 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 Vendors sole agent. If you would like to view, please contact Millie Palmer-Pilc on the contact details below.

BTF Partnership

**Clockhouse Barn, Canterbury Road
Challock, Ashford, Kent TN25 4BJ**

Tel: 01233 740077

Email: millie.palmerpilc@btfpartnership.co.uk

Reference: MPP/R2161.1

GUIDE PRICE

£575,000



Land and Property Experts

www.btfpartnership.co.uk

Clockhouse Barn Canterbury Road Challock Ashford Kent TN25 4BJ