



Charles Bainbridge



Home Farm Cottage, Westmarsh,  
Canterbury, Kent, CT3 2LW

£650,000















A unique detached house in the delightful rural hamlet of Westmarsh commanding lovely views to the rear over farmland and orchards with an adjoining thatched barn which provides much scope for reconfiguration and potential development (subject to all necessary consents). The existing accommodation includes a large sitting room with dual aspect windows overlooking the garden and an adjoining snug with wood burning stove. There is a separate dining room which adjoins the kitchen and to the rear is a lovely garden room overlooking and opening onto the side garden. There is also a useful utility room/WC. On the first floor there are three bedrooms plus a family shower room. There is also a small loft room accessed via bedroom one. The property is served by electric heaters.

The house is set in gardens and grounds amounting to approximately 0.5 of an acre (0.20 of a hectare). From the road vehicular access is gained through five bar gates onto a shingle driveway providing parking and turning. To the side of the drive is a substantial detached workshop with power and lighting and to the rear of the house is a thatched barn that currently provides additional utility space and storage. The barn provides a great opportunity for potential conversion to either studio/office space or as additional annex accommodation (subject to all necessary consents). The gardens then extend to the rear and sides of the house being beautifully landscaped and well maintained, compartmentalised into various areas. There is a former kitchen garden with greenhouse and fruit cage bordered by a mature beech hedge. There are extensive beds and herbaceous borders all stocked with a variety of ground covering plants, flowering plants, shrubbery, and small trees. To the rear is a large lawn with mature fruit trees and a conifer hedge to the rear boundary. To the far side of the house is a paved seating area and further lawns, herbaceous borders and mature trees.

The property is located in an enviable rural setting with easy access to the neighbouring farmland and countryside providing lovely walking, riding and cycling. The nearby villages of Wingham and Ash provide a comprehensive range of local amenities whilst the Cathedral city of Canterbury is accessible to the west, offering a wide range of leisure facilities and an impressive selection of schools, colleges, and universities. Canterbury West station offers High-Speed rail services to London St. Pancras with a journey time of approx. 55 minutes.

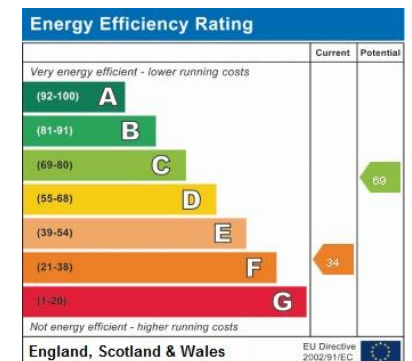
Services: Mains, electricity and water are understood to be connected to the property. Drainage is to a private cesspit. There is no mains gas.

Tenure: Freehold

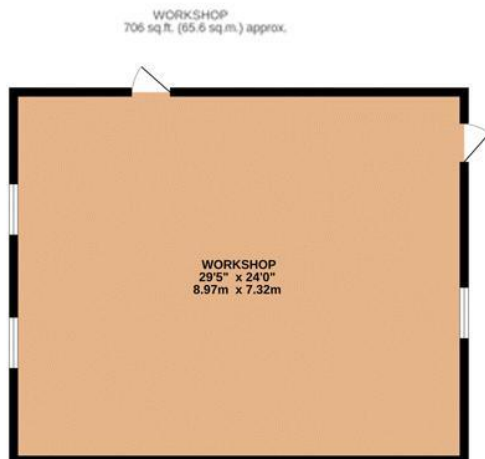
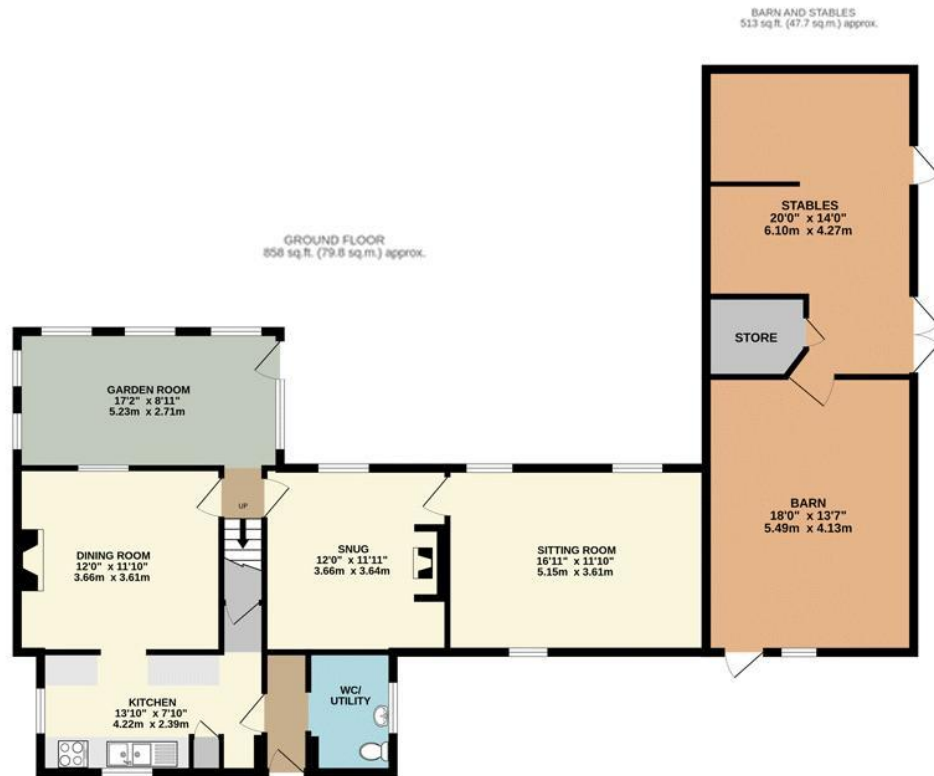
Council Tax Band: E

Local Authority: Dover District Council, White Cliffs Business Park, Dover, Kent, CT16 3PJ.

We would be pleased to arrange a viewing by appointment; simply call 01227 780227 or email [sales@charlesbainbridge.com](mailto:sales@charlesbainbridge.com)







TOTAL FLOOR AREA : 1519sq.ft. (141.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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(Garden photos from the summer season)























Should you require any specific clarification about any part of the property or its surroundings prior to booking a viewing, particularly before travelling a significant distance to view, then please contact us and we would be pleased to assist.

These particulars are intended to give a fair description of the property, their accuracy cannot be guaranteed and they do not constitute an offer of contract. No appliances or services have been tested by us. Interested parties are advised to rely on their own inspection of the property and those of their professional and legal representatives before entering a contract to purchase.



Charles  
Bainbridge

1 The Bakery, 47 Broad Street,  
Canterbury, Kent CT1 2LS

01227 780227

[sales@charlesbainbridge.com](mailto:sales@charlesbainbridge.com)  
[charlesbainbridge.com](http://charlesbainbridge.com)