



125

— YEARS OF —

**Lambert
& Foster**



LITTLE BREACH COTTAGE, BARHAM
CANTERBURY, KENT CT4 6LN



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A detached Grade II Listed farmhouse with adaptable traditional and modern farm buildings with 45.5 acres / 18.41 hectares of arable pasture and woodland in a favoured location in the popular Elham Valley.



SITUATION

Little Breach Cottage is located in the Elham Valley to the south of Barham village which offers good local amenities including a popular primary school. Further educational, recreational and shopping facilities are provided in Canterbury (9 miles to the north west) and Folkestone (10.2 miles to the south east). Canterbury has two mainline stations with direct services to Central London. The farm is located a short distance from the A2 with its onward links to the M2 and national motorway network.

ACCESS

The house is located at the end of a no-through road. The land is separately accessed off the Elham Valley Road.

DIRECTIONS

The postcode of the property is CT4 6LN. Using the What3Words App, the access to the house can be found at descended.sprayed.outnumber. The access to the farmland is at fizzled.puzzle.commented.





LITTLE BREACH COTTAGE

A detached Grade II Listed farmhouse, thought to date back to the 18th century, of red brick construction and stone base with string course and hipped clay tile roof and a central brick stack. The house was extended on its north western elevation in the late 20th century and it has a mixture of wooden and metal frame windows.

The accommodation comprises on the ground floor: Entrance hall with larder, WC and small utility room with hallway to staircase one to first floor, sitting room with large inglenook fireplace, breakfast room and kitchen, dining room, second sitting room with open fireplace and study and porch to rear door. Staircase two is located off the dining room.

First floor: The staircase access from hallway leading to three bedrooms and a family bathroom. A second staircase accesses two further bedrooms and a family bathroom.

Outside: The house is approached over a private driveway with plenty of car parking adjacent to an attached brick and tile garage on the northern elevation of the house with mains water and electricity connected.

Adjacent to the house is a detached two storey building under a tiled roof which was partially converted historically to provide annexe accommodation, but it has fallen into disrepair. The rooms comprise ground floor with space for kitchen, utility and sitting room, and first floor with space for two bedrooms and a bathroom. The building does not have planning permission for residential use.





THE FARM BUILDINGS

These are located to the north and south east of the farmhouse. Southerly buildings have a large gated access direct from the driveway which in turn leads round to the farmhouse drive. The buildings comprise a mixture of traditional farm buildings and stables described below:

Building No. 1: Log Store (45 sq m)

Building No. 2: The Stable Block (39 sq m)

Of timber frame construction including 3 stables and a tack room.

Building No. 3: The Storage Barn (39 sq m)

Of brick and block construction under a corrugated fibre cement sheet roof with concrete floor.

Building No. 4: Pole Barn (24 sq m)

Two bay timber frame with corrugated metal sheeting to roof

Building No. 5: Pole Barn (201 sq m)

Similar construction to No. 4 but with earth floor

Building No. 6: Lean-to (20 sq m)

Attached to No. 5 of similar construction.

Building No. 7: Modern Farm Store (220 sq m)

Of steel frame construction with box profile steel cladding to elevations under a corrugated fibre cement roof with earth floor.

The buildings have a secondary access from the Elham Valley Road.

FARMLAND

The land extends in all to some 45.5 acres comprising approximately:

8.45 acres / 3.42 hectares of grass

2.88 acres / 1.17 hectares of arable

5.53 acres / 2.24 hectares of downland grazing on banks

26.37 acres / 10.67 hectares of mixed broadleaf woodland

In addition, the house, farm buildings and yard occupy approximately 2.27 acres / 0.92 hectares. The land has frontage to the Elham Valley Road on its south east boundary and is located in a shallow valley either side of the Nailbourne River. The land is classified as mainly Grade III on the DEFRA Land Classification and Soilscape identifies it as shallow lime rich soils over chalk and limestone. The adjacent land is planted as vineyard.





FLOOR PLANS

Little Breach Cottage, Elham Valley Road, Barham, Canterbury, CT4 6LN

Approximate Area = 2965 sq ft / 275.4 sq m
Garage = 413 sq ft / 38.4 sq m
Outbuildings = 1961 sq ft / 182.2 sq m
Total = 5339 sq ft / 496 sq m
For identification only - Not to scale



DESIGNATIONS: Little Breach Cottage is Grade II Listed. The farmland is classified as Grade III on the DEFRA Land Classification.

PLANNING: The property is within Folkestone & Hythe District Council, Civic Centre, Castle Hill Avenue, Folkestone, Kent CT20 2QY. A list of historical planning applications is available on request.

FLOOD ZONE: The property is predominantly in Flood Zone 1. One of the fields adjoining the River Nailbourne is within Flood Zones 2 and 3.

COUNCIL TAX: Little Breach Cottage is in Council Tax Band G.

FOOTPATHS: There are a number of footpaths that cross the land as indicated on the sale plan. A copy of the rights of way map is available on request.

SERVICES: Mains water, electricity, oil fired central heating and cesspit.

EPC: Not applicable as the house is listed.

METHOD OF SALE: The property is offered for sale by Private Treaty. The agent may set a deadline for Best & Final Offers in the event that significant interest is received.

LOCAL AUTHORITY: Canterbury District Council. 14 Rose Ln, Canterbury CT1 2UR (Tel: 01227 862 000).

VIEWING: Strictly by appointment only. Please contact the selling agent's Paddock Wood office with enquiries to Alan Mummery or Antonia Mattinson on 01892 832325 Option 3.

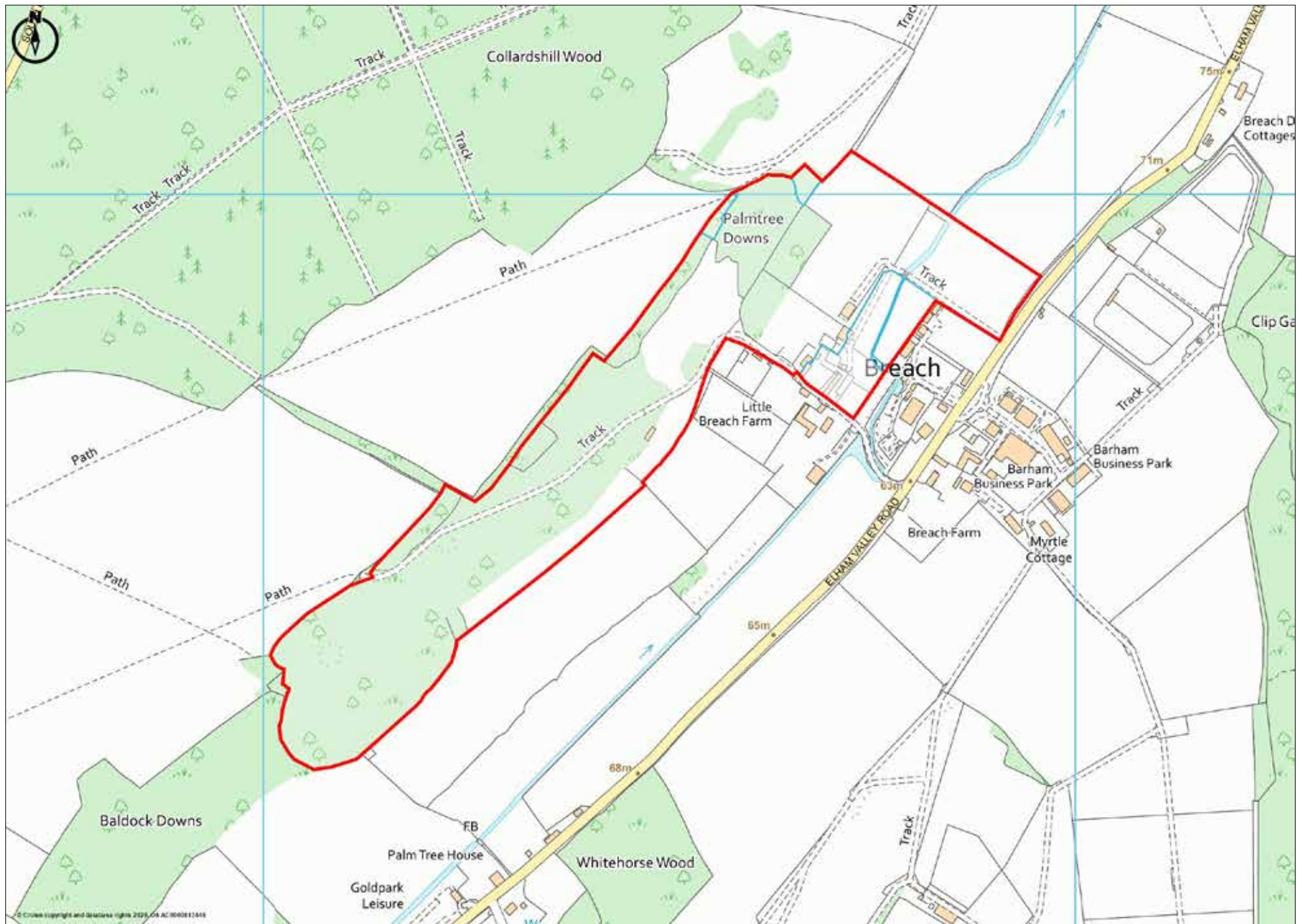
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DATA PACK: A data pack containing further planning information, HM Land Registry Office Copy Entries and Plans and planning history is available on request.

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated therein, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract and prospective purchasers must satisfy themselves as to the information contained therein.

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