



Pine Cote
Acrise, FOLKESTONE, CT18 8LP
£650,000

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Pine Cote

Acrise, Folkestone

Detached chalet house with five bedrooms, two bath/shower rooms, double garaging, workshop, beautiful gardens and grounds including a half-acre paddock.

Situation

This delightful property is in an excellent rural location with open fields and stunning views being on the edge of open countryside with a wealth of walks, bridle paths immediately available. The village of Densole provides a variety of amenities which include Post Office/Stores, Public House and Riding Stables etc. The nearby village of Hawkinge boasts a variety of local amenities, including Shops, Post Office, Tesco Express Store, Doctors Surgeries and Dental Surgery, Riding Stables, Village Hall, Community Centre, two Primary Schools, Supermarket and a family Public House/Restaurant. A bus service runs to both the coastal port of Folkestone to the South and, to the North via the A2, the Cathedral City of Canterbury. Both offer excellent shopping, recreational and educational facilities, as well as main line train services to London. The High-Speed Rail Link reduces travel time from Folkestone to London St Pancras via Ashford to some 59 minutes! Also within a short driving distance of the property is access to the Channel Tunnel terminal at Cheriton and the M20 motorway.

The Property

This is a generous and versatile family home with extensive grounds set in an idyllic location. This superbly spacious property offers versatile living with five bedrooms over two floors, perfect for families or those seeking adaptable space. The ground floor includes three well-proportioned bedrooms, a family bathroom, a generous sitting room centred around a feature fireplace, and a stylish kitchen/dining room fitted with an array of quality units and a range cooker ideal for family gatherings and entertaining. Upstairs, you'll find two further impressive bedrooms, including one measuring over 21 feet, alongside a convenient shower room and WC. The layout offers excellent flexibility for multi-generational living or working from home.

Outside

Outside, the property truly excels being mature, well-tended that wrap around the home and are predominantly laid to lawn with attractive ranch-style fencing and established hedging. A picturesque pond adds a touch of tranquility and attracts local wildlife. A garden shed and greenhouse offer further practical features for keen gardeners. The property also benefits from two garages with up-and-over doors, plus a substantial double workshop previously used for storing tractors and classic vehicles, but equally suited to a wide range of hobbies or storage needs. To the side, a securely fenced half-acre paddock presents additional opportunities—ideal for keeping animals, growing produce, or creating your own private retreat. A rare find, combining generous indoor space, stunning gardens, and outbuildings—viewing is essential to appreciate all this wonderful home has to offer.

Services

Water and electricity connected. Private drainage. The majority of the ground floor accommodation has gas LPG underfloor heating with the remainder being gas LPG central heating via radiators.

Local Authority

Folkestone & Hythe District Council, Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

Tenure

Freehold

Current Council Tax Band: E

EPC Rating: F

Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



To view this property call Colebrook Sturrock on **01303 892000**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		57 D
39-54	E		
21-38	F	34 F	
1-20	G		

Total Approximate Area = 1993 sq ft / 185.1 sq m
 Garage = 367 sq ft / 34 sq m
 Outbuilding = 409 sq ft / 37.9 sq m
 Total = 2769 sq ft / 257 sq m
 For identification only - Not to scale



FIRST FLOOR
 Approx. 751 SQFT (INTERNAL)



GROUND FLOOR
 Approx. 1242 SQFT (INTERNAL)

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Colebrook Sturrock 2014 Limited. REF: 1283502

Porch

Entrance Hall

Sitting Room

27' 5" x 12' 0" (8.35m x 3.65m)

Kitchen

12' 2" x 11' 2" (3.71m x 3.40m)

Bedroom One

21' 5" x 18' 8" (6.52m x 5.69m)

Bedroom Two

14' 8" x 12' 8" (4.47m x 3.86m)

Bedroom Three

12' 2" x 11' 2" (3.71m x 3.40m)

Bedroom Four

12' 3" x 8' 6" (3.73m x 2.59m)

Bedroom Five

12' 0" x 9' 0" (3.65m x 2.74m)

Bathroom

12' 3" x 8' 6" (3.73m x 2.59m)

Shower Room

9' 1" x 5' 10" (2.77m x 1.78m)

Garage

22' 1" x 8' 11" (6.73m x 2.72m)

Garage

18' 1" x 8' 11" (5.51m x 2.72m)

Double Workshop

21' 0" x 19' 7" (6.40m x 5.96m)

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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