



BARFRESTONE COURT FARM, BARFRESTONE, KENT, CT15 7JJ

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Barfrestone Court Farm, Barfrestone

Guide Price: Offers in Excess of £2.25 Million

London	-	73 Miles
Canterbury	-	12 Miles
Dover	-	9 Miles

- Spacious detached Grade II Listed period farmhouse and adjacent paddocks.
- Extensive range of traditional farm buildings arranged around a private central courtyard, offering the potential for a variety of different uses (subject to necessary planning consent).
- Separate working farmyard comprising a range of buildings including a modern 'roundhouse' livestock building.
- Arable and pastureland extending to approximately 76.87 acres (31.11 hectares) for sale as a whole or in three lots.

Introduction

Barfrestone Court Farm historically known as Hartanger provides purchasers with an opportunity to acquire a compact, yet well-equipped farm, the majority of which is within a ring-fence. Closest to the quiet village of Barfrestone lies the farmhouse sitting with a large garden, formal to the front and paddocks to the rear, immediately adjacent are traditional buildings and beyond these the farm buildings, benefitting from a separate access. A large portion of the farmland lies within the valley immediately to the south of the farmyard running to Long Lane. In addition are three separate land parcels lying within close proximity of the main land parcel. The land has been farmed within an arable rotation, but latterly has all been laid to pasture.

The farm is now for sale as a whole or in up to three separate lots.

Situation

The farm is situated in the county of Kent on the fringe of the small village of Barfrestone affording a secluded yet accessible location. The larger village of Shepherdswell is located approximately 1 ½ miles to the south and provides a range of local amenities and facilities, including a village store, pub and a primary school. Canterbury City centre is approximately 11 miles away and offers a high-speed train service to London, taking less than an hour. Canterbury also offers an extensive range of facilities and a comprehensive range of public and private schools. The A2 dual carriageway is easily accessed and offers connections to the wider motorway network, along with the Dover port.

Description

Barfrestone Court Farm extends to approximately 76.87 acres (31.11 hectares) excluding the farmyard, tracks and residential property. The land is classified as Grade II & III on the Agricultural Land Classification Series for England and Wales. The soils are characterised as being freely draining, lime rich, loamy soils capable of growing a range of cereal and other crops.

The individual lots are outlined below:

Lot 1: Barfrestone Court Farmhouse and Paddocks Extending to Approximately 2.63 Acres (1.06 Hectares)

Nestled on the fringes of the quaint village of Barfrestone is the farmhouse screened by mature trees and hedges affording a high level of privacy. Adjacent is the extensive range of traditional buildings and the courtyard. Segregated from this is the working farmyard comprising a range of agricultural buildings, which could be repurposed. To the rear of the house are a number of paddocks extending to approximately 1.75 acres which provide a buffer to the rest of the village.

Barfrestone Court Farmhouse

Barfrestone Court Farmhouse is an attractive Grade II Listed farmhouse with the original part of the house being constructed in the early 18th Century and extended in the mid-18th Century. The property is constructed of traditional red brick beneath a Kent peg tile roof with gables to the front part of the house and a hipped roof to the rear. The ground floor is made up of two formal reception rooms to the front of the house (both with open fireplaces), a kitchen breakfast room, entrance hall, office, downstairs bathroom/cloakroom, utility room and storeroom containing a traditional brick-built fireplace and bread oven. To the first floor there are five double bedrooms, two family bathrooms, along with a large landing, whilst the original stairs have been removed, there was previously two further bedrooms within the attic of the original part of the house, which could be reinstated.

Externally there is a large lawn area to the side and front of the house, to the rear are a couple of paddocks, currently used for the grazing of horses. The house benefits from a separate driveway.

Guide Price £900,000



Lot 2: Farmyard Comprising Traditional and Agricultural Buildings

Traditional Buildings & Central Courtyard

To the south of Barfrestone Court is an excellent range of traditional buildings, many of which are in their original state, which is now extremely rare.

The buildings are situated around a central courtyard. To the northern side of the courtyard is a single storey building extending to approximately 1,338 square feet, constructed of red brick beneath a slate roof and divided into several sections currently used for the keeping of poultry. Along the western side of the courtyard is another single storey building constructed of yellow brick beneath a slate roof, again divided into sections, some with aesthetically pleasing arched doorways. This building extends to approximately 2,403 square feet and currently comprises a garage/workshop, WC's and a shower and a range of storage areas.

To the south of the courtyard is a magnificent barn constructed of yellow brick beneath a slate roof with large double height arched openings to the front and rear, along with traditional slit style windows. The barn provides an area of approximately 2,770 square feet and is currently used on an informal basis as a wedding venue. Adjacent to the barn is a smaller two-storey building extending to approximately 454 square feet on the ground floor, currently used for storage.

On the eastern side of the courtyard is a traditional timber framed Kent Barn clad with timber weather board beneath a slate roof, extending to approximately 1,546 square feet, to the south of this is a further storage building constructed of brick and concrete blockwork beneath a slate roof and to the south the remnants of a square kiln oast. To the north of the traditional barn is a range of two-storey buildings constructed of red brick beneath a slate roof, split into different rooms providing approximately 1,719 square feet of floor space on the ground floor and the same above. This range of buildings already benefits from existing openings and windows and could provide ancillary accommodation to the main house (subject to obtaining the necessary consents).

Modern Agricultural Buildings

Nicely separated from the traditional buildings is the working farmyard, comprising the following:

- Livestock Building – Five bay livestock building constructed of a concrete portal frame with asbestos cladding to the roof and overhangs, chalk floor, this building measures approximately 75ft x 28ft (2,100 square feet), immediately adjacent to this building is an old Dutch barn constructed of a steel portal frame beneath curved corrugated tin roofing sheets measuring 75ft x 22ft (1,650 square feet).
- General Purpose Agricultural Shed – Constructed of a steel portal frame with asbestos/fibre cement roofing to the roof and two elevations. Chalked floor, this building measures approximately 120ft x 60ft (7,200 square feet).
- Roundhouse livestock building constructed of a concreted steel portal frame with stretched canvas roof, extending to approximately 9,000 square feet altogether and comprising cattle handling pens and bespoke cattle race system.

Guide Price £650,000

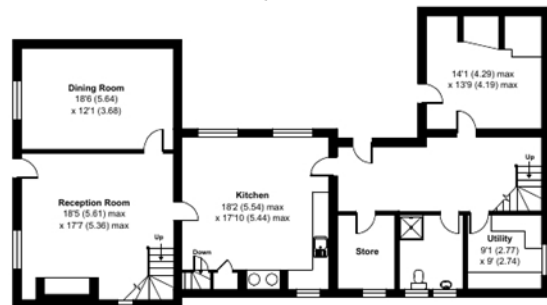
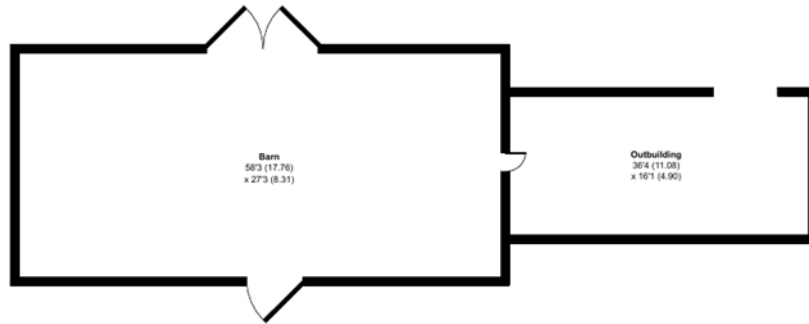
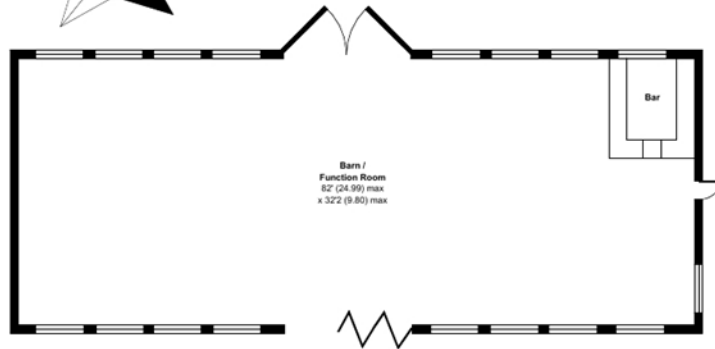
FLOOR PLAN – FARMHOUSE AND TRADITIONAL BUILDINGS

Approximate Area = 4654 sq ft / 432.3 sq m (includes garage)

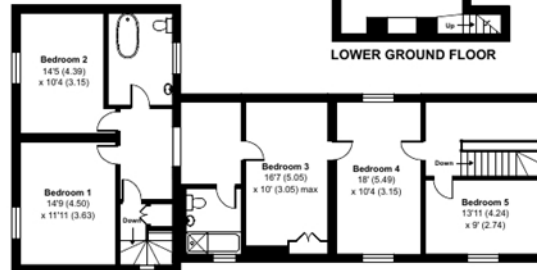
Outbuildings = 9829 sq ft / 913.1 sq m

Total = 14483 sq ft / 1345.4 sq m

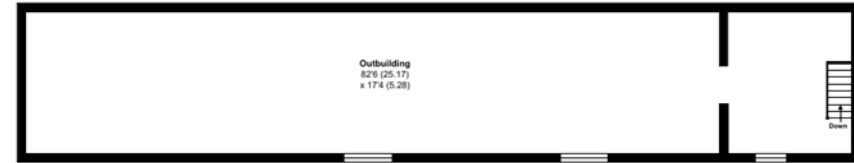
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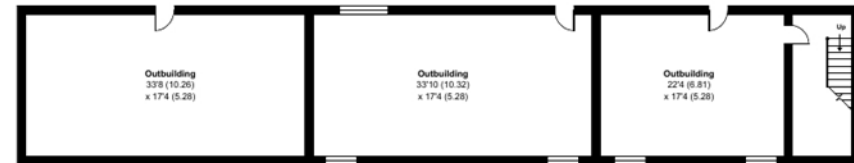
GROUND FLOOR



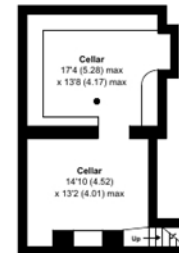
FIRST FLOOR



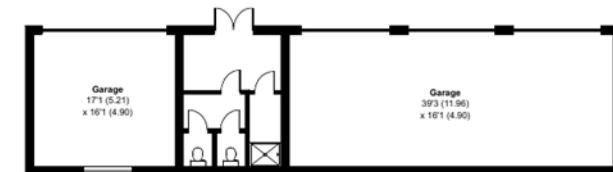
FIRST FLOOR



GROUND FLOOR



LOWER GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Finns. REF: 866156

Lot 3: Land Adjacent to the Farmyard and Farmland to the North of Long Lane
76.87 Acres (31.11 Hectares)

The land immediately adjacent to the farmyard is currently laid to grass, this block of farmland could be used for the grazing of horses or such other desired uses.

There is a small area of hardstanding included within this lot which is currently fenced. The land is currently stock fenced on all sides apart from the southern boundary, which is currently open to the rest of the farmland.

The main block of farmland running along the shallow valley from Barfrestone Court Farm to Long Lane provides approximately 76.87 acres within a ring-fence, which is currently divided into several field parcels. This land is bordered by mature hedgerows and woodland to the west and south and to the east by Barfrestone Road.

The land is easily accessed with large machinery off Barfrestone Road.

The land is currently laid to pasture or silage leys but has historically been included within an arable rotation. The main parcel of land is crossed by two footpaths, however there are no utilities or other obstructions.

Guide Price £700,000



General Remarks & Stipulations

Location

Postcode – CT15 7JJ What3Words – uttering.playfully.youthful

Viewing

Viewings will either be carried out individually or a farm viewing day will be arranged, however viewings will be strictly by appointment and prospective purchasers are to contact the selling agent.

Method of Sale

The freehold of Barfreestone Court Farm is offered for sale by private treaty. The property is available as a whole or in up to five lots. The vendor will reserve a right to holdover on certain parts of the farm depending on timescales to relocate or sell his livestock.

Services

Private drainage system. Water and electricity are connected to Barfreestone Court and various farm buildings. An oil-fired central heating system supplies Barfreestone Court

Local Authority & Assessments

The whole of the farm falls within the Dover District Council (Council Offices, White Cliffs Business Park, Whitfield, Dover, CT16 3PJ) administrative area and Barfreestone Court has a Council Tax banding of G.

Minerals, Timber & Sporting Rights

Standing timber, mineral rights and sporting rights are included in the freehold of the property in so far as they are owned.

Basic Payment Scheme & Sustainable Farming Incentive

The land is registered for payments under the Basic Payment Scheme, albeit entitlements can no longer be transferred to the purchaser and the seller reserves the right to retain the delinked payments. The land is not registered for the Sustainable Farming Incentive.

Easements, Rights of Way & Restrictions

The farm is offered for sale subject to and with the benefit of all existing wayleaves, easements, quasi-easements, rights of way, covenants and restrictions whether mentioned in these particulars or not.

Boundaries, Plans, Areas, Schedules & Disputes

The boundaries are based on the Ordnance Survey and are for reference only. The Purchaser(s) will be deemed to have full knowledge of the boundaries and any error or mistake shall not annul the sale or entitle any party to compensation in respect thereof. Should any dispute arise as to boundaries or any points arise on the general remarks and stipulations, particulars, schedules, plan or the interpretation of any of them, such questions shall be referred to the selling agent whose decision acting as expert shall be final.

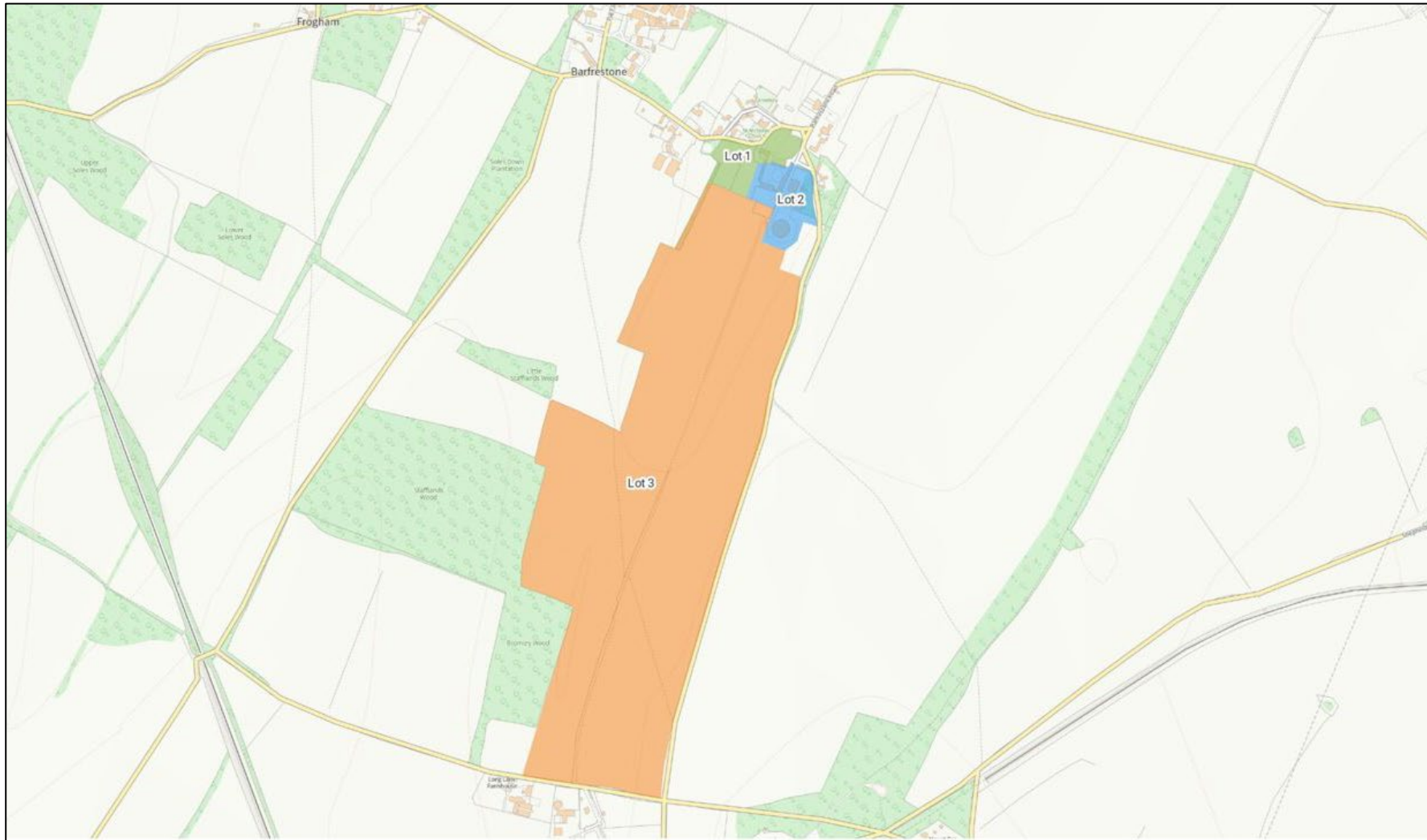
VAT

Any guide price quoted or discussed is exclusive of VAT. If a sale of the property or any part thereof, or any rights to it becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

Anti-Money Laundering

In accordance with the Money Laundering Regulations 2017, once an offer has been accepted, the Purchaser(s) will be required to provide proof of identity and address prior to the instruction of solicitors.

Lotting Plan

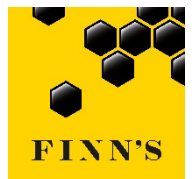


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