



EQUUS

Country & Equestrian



WOODSIDE FARM



WOODSIDE FARM, Pett Bottom Road, Lynsore Bottom, Nr Canterbury, Kent, CT4 6EQ

A LOCATION TO BUY FOR! Set privately in its own 7 acres (*TBV) a detached 4-bedroom country & equestrian property situated in a highly desirable, tranquil, rural location (AONB) elevated at the end of a sweeping private drive with outstanding valley views and immediate access onto a bridleway in a sought after Hamlet Lynsore Bottom, Nr Canterbury. This versatile family home (in need of some updating) includes 3 first floor bedrooms and family bathroom with deceptively spacious ground floor accommodation including large sitting room, separate dining room, reading room, conservatory, fitted kitchen, utility room Inc: WC and 4th double bedroom. There is also historical potential planning to add a first floor extension at the property. Outside the surrounding mature grounds and gardens are a feature making the most of the far reaching valley views. The balance of the land is laid out as 5 paddocks with adjacent (40m x 20m) rubber and sand riding arena with large parking area for vehicles and lorries. The equestrian and outbuildings complex extends to 7463sqft and comprises of a substantial open plan former apple barn offering extensive undercover concrete hardstanding suitable for storing a horsebox and farm equipment etc. and housing internal stabling of 4 LODDEN loose boxes and secure tack room with an adjoining building housing further internal stabling of 4 LODDEN loose boxes, rest room and wash down area with adjoining pole barn with large undercover storage area. For off road riding and country walks you are spoilt for choice being surrounded by a network of bridleways and footpaths at the location in Covet Wood (TROT RIDES) and surrounding area.

LOCATION & AREA AWARENESS

Situated on a quiet country lane in a truly stunning rural setting in Lynsore Bottom near Canterbury, designated as an Area of Outstanding Natural Beauty. Lynsore Bottom is a quaint and idyllic hamlet, within a beautiful valley of farmland and grazing pasture between the villages of Bridge & Stelling Minnis. The focal point for this hamlet is The Duck Inn, a beautiful and historic pub and restaurant. The desirable village of Bridge (3.6 miles) offering local services including general store, pharmacy, post office, public houses, popular hotel & restaurant a dentist, doctors' surgery together with a popular primary school. The historic City of Canterbury (6 miles) offers a superb range of shopping, leisure and recreational amenities. A Shopping Centre and a vibrant and bustling High Street with a good mix of high street brands, independent retailers and restaurants. Canterbury also offers an excellent choice of educational amenities including state and private schools and three universities. The City is served by two mainline stations with the high-speed rail link to London St. Pancras running from Canterbury West station in around 54 minutes. The area is very well served by road connections with the A2/M2 accessible from nearby Canterbury and the M20 (which can be joined at Ashford)

both connecting with London and the coast. The Channel Tunnel terminal at Folkestone provides a regular shuttle service to the Continent & the Port of Dover also provides regular ferry crossings to the Continent.

ACCOMMODATION (refer to floor plan)

GROUND FLOOR

Entrance Lobby
 Kitchen fitted with a range of bespoke oak cupboards, granite worktops, built in appliances
 Utility Room with WC
 Reading Room
 Conservatory with bi folding doors to patio & gardens
 Lounge with large reproduction Inglenook brick fireplace with woodburner fitted and sliding patio doors to rear
 Dining Room stairs to first floor
 Large Cellar below dining room accessed from outside (15'11" x 11'11" approx)
 Downstairs Double Bedroom

FIRST FLOOR

Landing
 Master Bedroom with recess and range of fitted built in wardrobes, (potential to add En Suite).
 2 Further Double Bedrooms
 Family Bathroom with separate shower cubicle

EQUESTRIAN

1) Accessed from the main driveway is the equestrian and outbuildings complex with a very large Detached open plan former Apple Barn tptal of 7463 Sq.Ft. Internally the main body of the barn has a substantial open plan area offering extensive undercover concrete hardstanding suitable for storing a horsebox and farm equipment etc. and also housing INTERNAL AMERICAN BARN STABLING of 4 LODDEN loose boxes, secure tack room with an adjoining building housing further INTERNAL STABLING of 4 LODDEN loose boxes, rest room and wash down area with adjoining pole barn to the main barn with large undercover storage area.
 2) From the driveway there is also access to the Riding Arena (40m x 20m) with a combination of rubber and sand surface.

LAND & GARDENS

Set back from the road the house has a long sweeping drive passing the house and leading to the Equine with plenty of parking and turning space for both domestic vehicles and horseboxes and has another gated access from the Bridleway which is adjacent to the house on the right. The paddocks are accessed from the drive and split into 5 paddocks with post & rail fencing & slip rails. There are attractive gardens surrounding the house with lawn areas, fish pond with waterfall and a wide range of mature shrubs, plants and trees with a patio area to the rear of the conservatory and feature steps to the main lawn.



ACERAGE

The acreage stated at the property is 7 acres *TBV – (To Be Verified), which means that the land has not been formally measured by Equus and or its sellers/clients. A Title Plan from Land Registry will have been acquired, where available, showing the boundary and acreage. Otherwise, an online measuring tool will have been used to 'check' the acreage where possible. Interested applicants/buyers are advised that if they have any doubts as to the plot size and wish to have verification of the exact area of the entire plot, they will be required to make their own arrangements, at their own cost, by appointing the services of an accredited company who can measure the area for a compliant Land Registry Title Plan.

HELPFUL WEBSITES

We recommend that you visit the local authority website pertaining to the property you are interested in buying for all the planning consents / restrictions / history and the following websites for more helpful information about the property and surrounding local area before proceeding in a purchase:

www.goodschoolsguide.co.uk | www.homecheck.co.uk | www.floodrisk.co.uk | www.environment-agency.gov.uk - www.landregistry.gov.uk | www.homeoffice.gov.uk | www.ukradon.org

SERVICES & OUTGOINGS

TENURE: Freehold

LOCAL AUTHORITY: Canterbury City Council

SERVICES: Oil fired central heating (newly installed external boiler and indoor hot water cylinder tank), Private drains. Mains water (water meter) and electric. There is water & power in the stables.

TAX BAND: G

EPC RATING: E 41/71 REF NUMBER: :0330-2936-6030-2322-4451 Full ratings & advisories/estimated costs are now online at the .gov web site:

<https://find-energy-certificate.digital.communities.gov.uk/>

VIEWING ARRANGEMENTS

All Viewings are strictly by Appointment with the Vendors' Agent Celia Ransley - Equus Country & Equestrian, South East/South West T: 01892 829014

E: sales@equusproperty.co.uk

W: www.equusproperty.co.uk

Please ensure you follow the current Covid-19 property viewing protocols which can be found on <https://www.gov.uk/coronavirus>

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By viewing a property with Equus you accept this disclaimer. If inspecting the outbuildings, equestrian facilities or any other building within the grounds you must wear appropriate clothing and footwear and children must be either left in the car or supervised at all times. Livestock should not be touched and all gates left shut or closed after use.



Guide price £1,295,000

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