



EQUUS

Country & Equestrian



TOWER FARM



TOWER FARM, Canterbury Road, Molash, Nr Canterbury, Kent CT4 8HL

Set in 12.2 acres (*TBV) of grounds/pastureland a charming detached period farmhouse – unlisted (4 bedrooms/4 receptions - 2494 sq ft) plus adjoining annexe (1 bedroom/sitting rm/kitchen/shower rm – 425 sqft) and further detached original brick barn of 1653 sqft offering ideal options for residential conversion (subj. perm.).

The property is approached to the front from a tarmac driveway leading to a large parking area for several cars/ horsebox with adjacent Double garage & adjoining workshop of 695 sqft. The surrounding grounds wrap around the house & are screened from the road by mature trees/hedging. There is an open aspect to the rear over the pastureland which is divided into 2 two large p.rail paddocks and a field shelter with ample space to add a riding arena (subj. perm.). Although there is currently no stabling it would be easy to convert one of the outbuildings in the farmstead to inc: a number of loose boxes. For those keen on country walks & off road riding there is immediate access onto 1452 acres of woodland at Kings Wood & Chilham cross country course is also nearby. No Chain

ACCOMMODATION

The main house boasts period features throughout including exposed beams & inglenook fireplace. The main reception room is a 32ft sitting room with patio doors to the courtyard & French doors to the dining room & further reception room, kitchen & breakfast room, study & shower room. on the first floor there are 4 bedrooms, two of which are doubles with built in cupboards. There is also family bathroom with bath and separate shower. The 1 bedroom ANNEXE includes a living room, kitchen & shower room. (N.B. The annexe is currently let but offered with vacant possession on completion). Outside within the well stocked lawned gardens there is also a greenhouse and vegetable plot for those with 'green fingers'.

SITUATION & LOCATION

The property is located between Challock and Molash on the Kent North Downs which is an Area of Outstanding Natural Beauty. There is good access by road to the City Canterbury(10 miles) Ashford (7.4 miles) and Faversham (6.8 miles)with a choice of train stations at all including High Speed train to London St Pancras. The rural community of Molash has a popular pub, The George, and St Peters Church. The nearby village of Challock offers a range of village amenities including a popular primary school, a farm shop and a village pub.

LAND & GROUNDS

The acreage and or land shown / stated on any map and or screen print for the property is *TBV – (To Be Verified), which means that the land has not been formally measured and or verified 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 against the Land Registry Title 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 titles and exact area of the entire plot/s, they will be required to make their own arrangements, at their own cost, by appointing the services of a Solicitor acting on their behalf and an accredited / qualified company who can measure the area for a compliant Land Registry Title Plan.

HOUSE INFORMATION & SERVICES

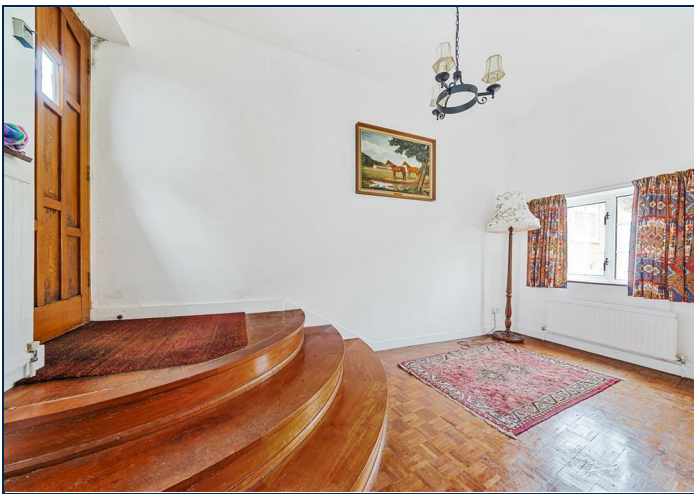
TENURE: Freehold PROPERTY TYPE: Detached

CONSTRUCTION: Brick NUMBER & TYPE OF ROOM/S: (see attached floor plans).

PARKING: Multiple parking off road for several cars/lorries/horseboxes.

TITLE NUMBER/S: K111346





TAX BAND: G
LOCAL AUTHORITY: Ashford Borough Council
EPC RATING: F 37/86 Certificate number 2576-3029-6208-8357-9200.
SERVICES : Private "Cesspool " Drainage.Mains electricity,Mains water,oil central heating,Broadband & Mobile Phone: see various websites.

OUTBUILDING/ANNEXE SERVICES

PROPERTY TYPE: ATTACHED ADJOINING ANNEX PROPERTY
CONSTRUCTION: Brick
TAX BAND: A
EPC RATING: D 68/95. Certificate number 7690-9224-0022-8098-199.
SERVICES: Mains Water,Electricity,Heating - storage heaters and immersion heater for hot water.Private Drainage - "Cesspool drainage.

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 /phone coverage for more helpful information about the property and surrounding local area before proceeding in a purchase:

VIEWING ARRANGEMENTS

All Viewings are strictly by Appointment with the Vendors' Agent Equus Country & Equestrian, South East/South West
T: 01227 706009 **E:** celiaransley@equusproperty.co.uk **W:** www.equusproperty.co.uk
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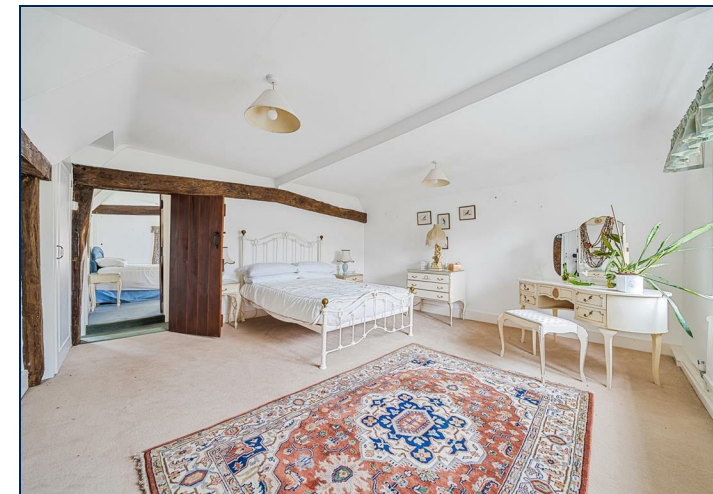
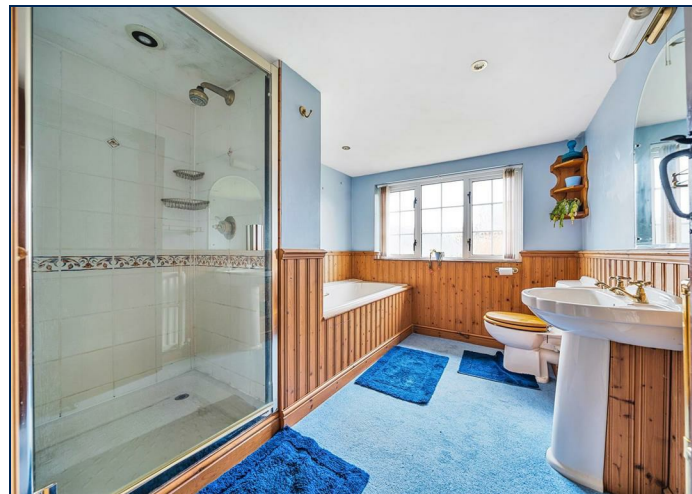
within the grounds you must wear appropriate clothing and footwear and children must be either left in the car or supervised at all times. Livestock should not be touched and all gates left shut or closed after use.

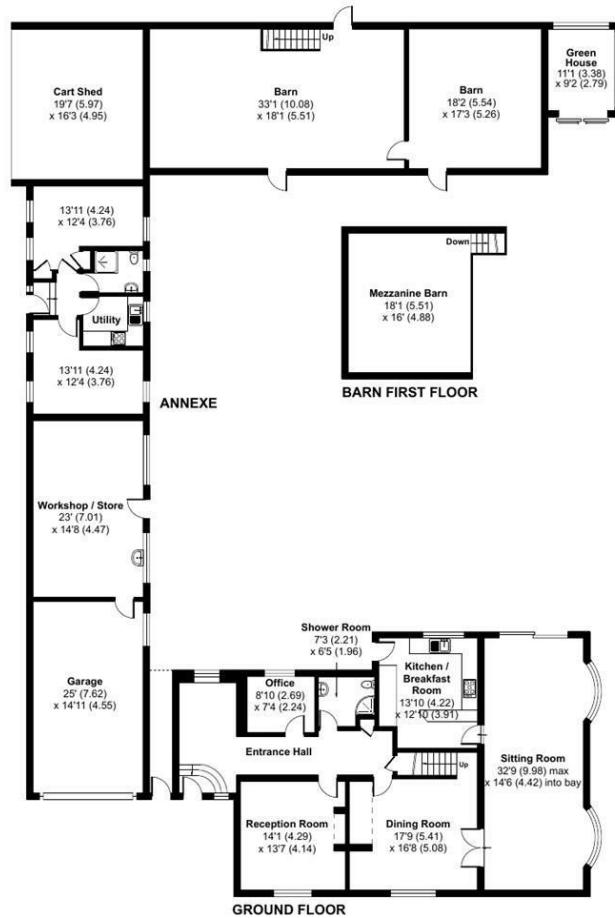
DIRECTIONS

From London M20, junction 8 take the A20 towards Charing and then take the A252 towards Challock, continue along that road until you come to a roundabout with a garage and pub on each corner.Head up the small incline towards Molash and Tower Farm will be found on the right hand side. From Canterbury take A28 towards Ashford through Chilham take the A252 until you reach the hamlet of Molash drive through past The George and the property will be found at the bottom of the hill on the left hand side.




Guide price £1,295,000







Main House = 2492 sq ft / 231.5 sq m
 Garage / Workshop = 695 sq ft / 64.5 sq m
 Barn / Green House = 1653 sq ft / 153.5 sq m
 Annexe = 425 sq ft / 39.4 sq m
 Total = 5265 sq ft / 489.1 sq m
 For identification only - Not to scale




 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchemcom 2024. Produced for Equus Property. REF: 1078513

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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