

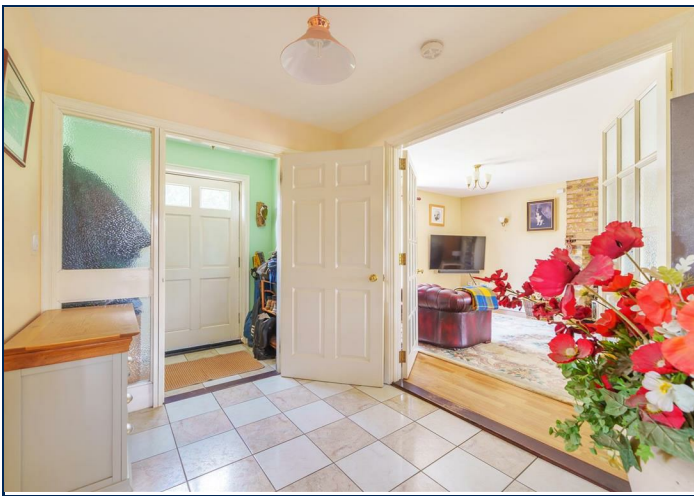


EQUUS

Country & Equestrian



UPPER WESTHILL FARM



UPPER WESTHILL FARM, Ewell Minnis, Nr Dover, Kent CT15 7DY

A totally unique country and equestrian property with income potential set in around 8.87 acres (*TBV) in a rural location off the Alkham Valley comprising of a well presented detached 3-bedroom principal residence, detached former garage annexe with first floor bedroom, two detached 1 bedroom cottages and separate 2 bedroom holiday lets plus extensive equestrian complex presenting an ideal base for a competitive rider /trainer.

The variety of accommodation options at the property offers good future income earning potential as well as versatile living for those with an extended family and/or requiring live in grooms' accommodation. The property also has an agricultural small holding number 20/372/0175

Current Equestrian facilities include a total of 14 stables within four separate stable blocks and an indoor barn with further facilities including a kitchen, restroom and workshop all set around an expansive central yard area, 20m x 40m outdoor riding arena (planning permission to extend to 60m in length). Large open pole barn and plentiful parking for horseboxes/trailers, 7 fenced paddocks with auto waterers plus field shelters. For riding out and country walks you are spoilt for choice on the surrounding bridleways and footpaths on the Alkham Valley. NO CHAIN.

DETACHED COTTAGES & HOLIDAY COTTAGE

NUTHATCH COTTAGE

Detached cottage with Open plan - Kitchen/Lounge/Dining Room and Double Bedroom with Bathroom and parking space

BLACKBIRD COTTAGE

Detached cottage with Kitchen, Sitting/Dining Room, Bathroom, Bedroom with Garden to side and parking.

SWALLOW LODGE - HOLIDAY LET

Detached but adjoining the stables in the main courtyard, with Open Plan Kitchen/Lounge/Dining Room, Utility Room, 2 Bedrooms and Family Bathroom, Garden space plus parking area. Its also listed on Air BNB.

WRENS NEST - HOLIDAY LET

Detached converted garage with open plan-Kitchen/Lounge/Dining Room and upstairs Double Bedroom & Shower Room.

EQUESTRIAN FACILITIES & LAND

The equestrian facilities are situated to the rear of the property self contained in a gated yard with block built stables of various sizes. The land in total is around 8 acres (*TBV) with around 6 acres (*TBV) of grazing pasture and plenty of hard standing parking areas.

MAIN COURTYARD - with block built stables, a new roof was installed on the main block in 2023.

STABLE BLOCK 1 - 2 stables, rest room, kitchen, tack room

STABLE BLOCK 2 - 2 stables, paint room store, workshop

STABLE BLOCK 3 - 2 stables, feed room & store

STABLE BLOCK 4 - 2 stables & tack room

LARGE BRICK BUILT BARN with indoor stabling - 6 stables, 2 tack rooms and storage rooms .

RIDING ARENA - fenced with rubber and sand surface (40 x 20m) with planning permission to extend to (60 x 20 m)

FIELD SHELTERS - serving 2 paddocks

PADDOCKS - 7 paddocks of various sizes fenced with automatic waterers

The acreage stated at the property for the whole is 8.8 acres i*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.

LOCATION & AREA AWARENESS

The property is located in the rural secluded hamlet of Ewell Minnis on the





borders of Alkham village, nestled on the edge of the Kent Downs in an Area of Outstanding Natural Beauty. Located near Folkestone and the Port of Dover and minutes from local facilities and good commuting routes. There is a primary school at River approximately 5 miles in distance. In addition there are a wide selection of state primary, upper and independent schools within the vicinity. The property provides good road access to the M20 via A20 or A260 & the A2/M2. Dover and Folkestone are within 5 miles distance, Ashford is approximately 20 miles, Canterbury is approximately 14 miles. Dover Priory Rail station is approximately 6 miles distance. Folkestone Channel Tunnel Rail Link is approximately 9 miles distance (via A260) connecting with Ashford International Station and links to London and Europe.

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

TITLE NUMBER : K183704

LOCAL AUTHORITY: Dover District Council

TAX BAND: Main House Band F: Nuthatch Cottage Band A : Blackbird Cottage Band A

SERVICES: Mains drainage, water meter for the whole oil central heating new 2021, calor gas for cooking. The 2 Detached Brick Cottages have a mixture of heating. Blackbird Cottage - New calor gas heating 2023. Nuthatch Cottage - New storage radiators 2023, Swallow Cottage - new heating installed 2022. Wrens Nest - (Garage Annexe) New Heating 2023. Solar Panels on one roof of stables feed direct back to the grid.

EPC RATING: Main House - D Certificate No - 4337-2423-1200-0245-2226/ Blackbird Cottage: Rating : E Certificate No: 0300-2844-1160-2292-4721/ Nuthatch Cottage: Rating D Certificate No - 7232-6429-9209-0120-2276 /Swallow Lodge Rating : C-Certificate No:3632-3929-0009-0060-4272 .

Agents Note : - There is a public footpath which runs across the rear garden of the main house and then diagonally across 2 of the paddocks. There are also Wayleave agreements in place.

VIEWING ARRANGEMENTS

All Viewings are strictly by Appointment with the Vendors' Agent - CELIA RANLEY

Equus Country & Equestrian, South East/South West

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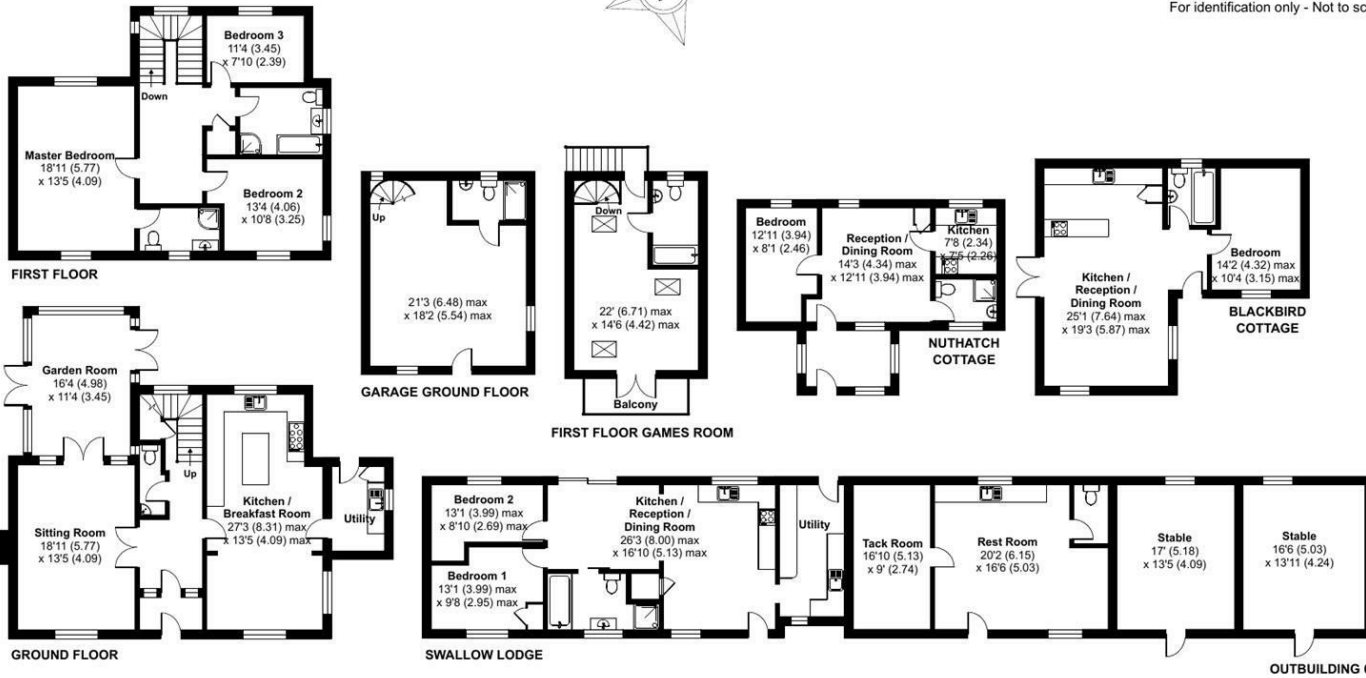
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Guide price £1,350,000



Main House = 1950 sq ft / 181.2 sq m
 Garage / Games Room = 709 sq ft / 65.8 sq m
 Cottages = 1041 sq ft / 96.7 sq m
 Swallow Lodge = 796 sq ft / 92.9 sq m
 (excludes outbuilding 6)
 Total = 4496 sq ft / 417.6 sq m
 For identification only - Not to scale



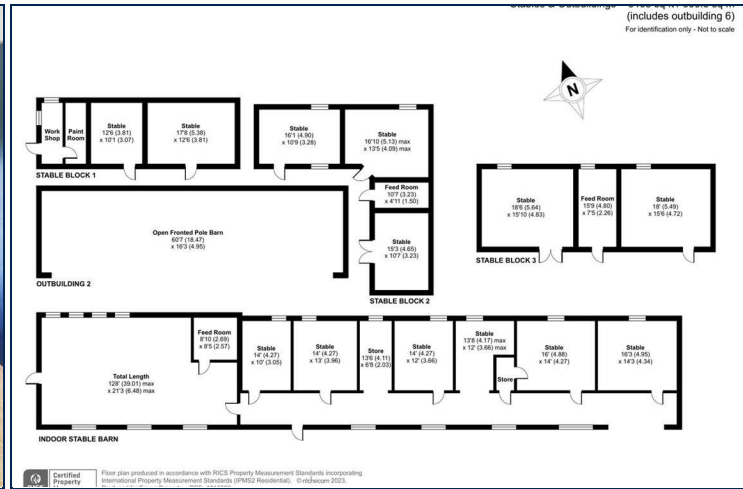
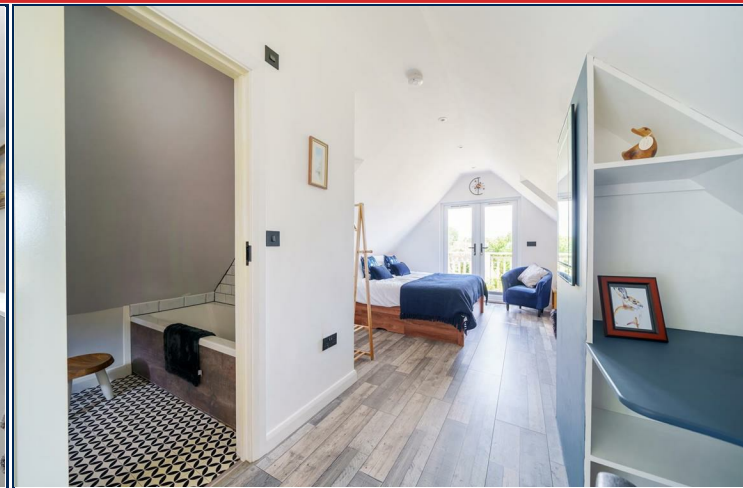
Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Equus Property. REF: 1015696

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 91 |
| (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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