



EQUUS

Country & Equestrian



ARPINGE HOUSE



ARPINGE HOUSE, The Street, Arpinge, Folkestone, Kent, CT18 8AQ

A splendid 6-bedroom Grade II listed residence with 8.53 acres (*TBV) of mature grounds, pastureland, equestrian facilities and substantial outbuildings. This handsome period farmhouse offers well-proportioned versatile accommodation of just under 4000sqft with a further detached triple garage of 590sqft, offering potential for conversion to an annexe or holiday let (subject to permissions). The property occupies a rural location set back from a lane and is approached from two driveways and enjoys elevated coastal views from the land offering the unique benefits of horse riding, walking, cycling and water sports right on the doorstep. The house is thought to have originally been a Yeomans Farmhouse dating back to the 16th century and still retains many period features throughout including fireplaces in the various reception rooms. Although the interior would benefit from general updating the whole offers a blank canvas for any incoming buyer to add their own ideas. Current accommodation layout: Ground Floor – Spacious entrance Hall, 24ft main reception room, dining room with period fluted beams, family room, conservatory, snug, kitchen/breakfast room, utility room, cloakroom and boot room. First Floor - Six double bedrooms, 2 family bathroom and separate shower room/wc. Outside the large semi-formal surrounding gardens offer seclusion as well as space to add swimming pool and /or tennis court (subj. Permissions). A separate entrance from the lane leads to the equestrian facilities and a range of outbuildings which extend to just under 4000sqft and include 4 stables, workshops and stores, greenhouses, 75ft x 25ft detached steel framed barn, field shelters, plus 7 post and railed paddocks with interconnecting gates, offering space to add a riding arena (subject to permissions). CHAIN FREE.

LOCATION & AREA AWARENESS

The property is located in Arpinge which is an Area of Outstanding Natural Beauty in a rural hamlet of around 7 residential properties set between further Hamlets of Newington & Paddlesworth (with its popular pub The Cat & Custard). Around 4 miles north west of Folkestone set at an elevated position of around 600 ft with stunning views from the land over the coast The nearby village of Hawkinge has a range of shops & supermarkets, garage, Doctors Surgery, primary school and other local amenities. The town centre of Folkestone is the nearest town with restaurants, shops Folkestone's Harbour Arm and coastline. There are good road links nearby to the M20 and the A2/M2. For European travel the Channel Port of Dover is within a few miles as is The Channel Tunnel at Folkestone. The historic Cathedral City of Canterbury is 30 minutes' drive away providing a wide range of shopping, recreational and educational facilities. The high-speed rail link to London and St Pancras is accessed either through Folkestone West or Folkestone Central. For those keen on riding out and country walks the area is recognised for offering lots of options.

LAND & GROUNDS

The property is on three titles. The whole is a total of 8.53 acres (*TBV). The acreage stated at the property is *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.

MATERIALS, SERVICES & OUTGOINGS

TENURE: Freehold

PROPERTY TYPE: Detached & Brick Built, (see floorplans for room sizes)

FLOOD RISK: Zone 1

TITLE NUMBER/S: K11302, K494764, K668021.

LOCAL AUTHORITY: Folkestone & Hythe District Council

TAX BAND: G

SERVICES: Oil central heating, electric, mains water, private drainage, oil fired AGA for cooking & built in electric hob & cooker. Secondary double glazing throughout.

EPC RATING: Exempt - Grade 11 listed

BROADBAND & MOBILE COVERAGE: see useful website links

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

VIEWINGS

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

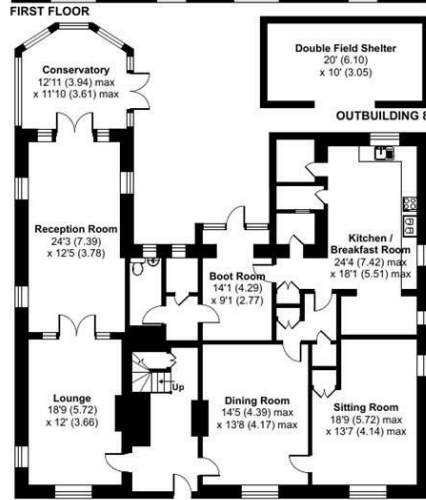
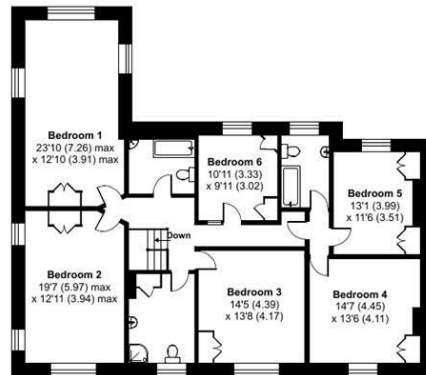
W: www.equusproperty.co.uk

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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

Guide price £1,250,000





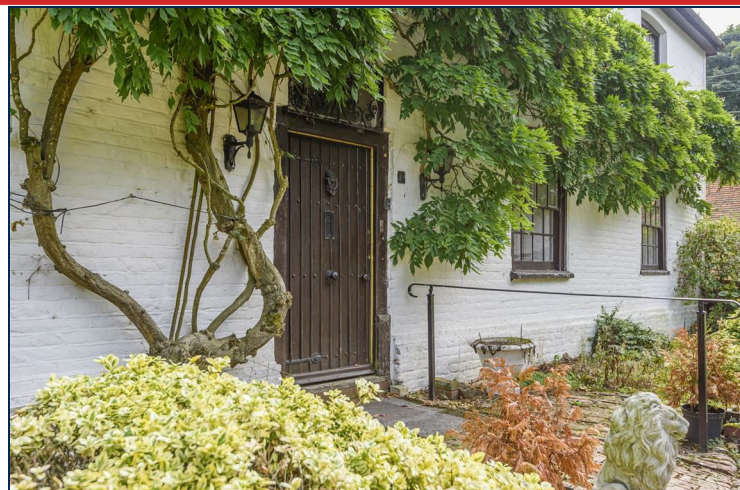
Main House = 3801 sq ft / 353.1 sq m
 Garage = 590 sq ft / 54.8 sq m
 Outbuilding(s) = 3947 sq ft / 366.6 sq m
 Total = 8338 sq ft / 774.5 sq m
 For identification only - Not to scale



Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchemcom 2022. Produced for Equus Property. REF: 895102

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