



EQUUS

Country & Equestrian



REDSOLE FARM HOUSE

REDSOLE FARM HOUSE, Paddlesworth, Folkestone, Kent CT18 8AB



A delightfully located 4 bedroom detached Country & Equestrian property set in expansive grounds with adjoining pastureland of 3.35 acres (*TBV) and extensive ancillary buildings of just under 2,000 sq. ft. and positioned at the end of a no through lane.

The outbuildings complex includes a 1 BEDROOM STUDIO which is attached to a line of farm buildings that are currently laid out as a workshop, tractor shed, hay barn and tack room with further detached double garage.

The Equestrian facilities include a 4-box stable yard of brick construction with 2 adjacent wooden outbuildings plus 40m x 20m post and railed riding arena and large block of level pastureland divided into 4 paddocks with 2 fieldshelters and self filling water troughs.

N.B. The versatile range of buildings at the location may also offer further potential to convert into holiday lets (subject to planning permission).

The main house currently has kitchen/breakfast room, utility room, cloakroom, three reception rooms, four bedrooms, and a bathroom and this home provides ample space for comfortable living. The house itself is generally well maintained throughout but could benefit from updating and modernising offering an excellent 'blank canvas' for those seeking a rurally located home. This property offers opportunities to extend and add more bedrooms and receptions (subject to permissions).

The property is located in the village of Paddlesworth near Folkestone and is a rare find that promises a tranquil and idyllic retreat for its future owners with superb walking on the North Downs Way and hacking nearby on numerous bridle paths and country lanes.

SITUATION & AREA AWARENESS

The charming village of Paddlesworth has just 14 houses and an ancient 12th century church and is in an Area of Outstanding Natural Beauty. The popular village Hawkinge is 5 minutes drive away and boasts a large variety of essential amenities to include, grocery store, health centre, primary schools and public houses etc. A frequent bus service runs to both the coastal port of Folkestone to the South and, to the North via the A2, to the Cathedral City of Canterbury. Both offer excellent shopping, recreational and educational facilities, as well as main line train services to London. The High-Speed Rail Link is now fully operational reducing the travel time from Folkestone to London St Pancras via Ashford to some 53 minutes! Also, within a short driving distance of the property is access to the Channel Tunnel terminal at Cheriton and the M20 motorway

LAND & GROUNDS

The whole including house, gardens and pasture land is 3.35 acres (*TBV). The gardens wrap round the house bordered by mature trees and the paddocks are mainly to the side with the riding arena and stables. 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.





MATERIAL INFORMATION & SERVICES

TENURE: Freehold PROPERTY TYPE: Detached CONSTRUCTION: Brick around 1950.

NUMBER & TYPE OF ROOMS: 4 beds 4 recs. See attached floor plans.

PARKING: Multiple parking on the side drive for cars, trailers, horseboxes.

TITLE NUMBER/S: K751455

FLOOD RISK: Zone 1

TAX BAND: E LOCAL AUTHORITY: Folkestone & Hythe District Council
MAIN HOUSE EPC RATING: D/57 Certificate number 4334-6227-9300-0342-6226 STUDIO :D57 Certificatenumber: 9534-0527-5000-0502-7222

SERVICES: Cess Pit,Mains electricity.Mains water with water meter across neighbouring field. Oil fired central heating.Calor gas for cooking.

MOBILE & INTERNET CONNECTIONS: see useful websites.

OUTBUILDINGS & STABLES : Mains electric,water and broadband in the studio.

All Viewings are strictly by Appointment with the Vendors' Agent Equus Country & Equestrian, South East/South West

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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 visit |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<https://checker.ofcom.org.uk/en-gb/mobile-coverage> | www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/broadband-speeds/broadband-basics

VIEWING ARRANGEMENTS

Guide price £950,000





Main House = 1688 sq ft / 156.8 sq m
 Garage = 414 sq ft / 38.4 sq m
 Outbuildings, Studio, Shed & Stables = 1536 sq ft / 142.6 sq m
 Total = 3638 sq ft / 337.8 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 2024. Produced for Equus Property. REF: 1110555

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	73

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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