



# EQUUS

*Country & Equestrian*



HILLSIDE FARM



## HILLSIDE FARM, Alkham Valley Road, Hawkinge , Folkestone, Kent CT18 7EJ

**EQUESTRIAN WITH LAND** - A delightful character 3 bedroom detached family farmhouse c1800 (unlisted) set in 3.27 acres (TBV\*) plus a well set up Equestrian Facility and outstanding elevated views to the rear over the Alkham Valley & set in an Area of Outstanding Natural Beauty.

The equestrian facilities are set to the rear of the property with a **NEWLY INSTALLED RIDING ARENA** (40m x 20m) with sand surface and further permission to extend to (60m x 20m), detached wooden stable block and purpose-built yard gated to both ends, 3 loose boxes, feed room (with overhang & part roofed to one end) 6 adjoining paddocks with Jacksons post and railed fencing.

There are a range of further useful outbuildings including a large barn, triple garage and open fronted hay barn/tractor store with plenty of parking by the outbuildings and house.

This delightful property is well presented throughout and is deceptively light & spacious, includes 3 bedrooms and 3 reception rooms. Additionally, the foundations are already now in place for a two-storey extension, providing additional master bedroom suite with dressing room and en suite and farmhouse kitchen extension, offering great potential to further enhance this already wonderful home.

### LOCATION & AREA AWARENESS

The property is situated on the outskirts of the popular village of Hawkinge and the town of Folkestone and in the Alkham Valley which is designated as an Area of Outstanding Natural Beauty. The village has a range of amenities, including a very successful restaurant/bar, namely The Marquis of Granby which can be found in the centre of the village overlooking the village green and park. There is also a Community Hall with regular clubs and activities, plus a large Equestrian Centre. The town centre of Folkestone is situated only 4 miles away with its relatively new shopping centre, restaurants and coffee shops. The Channel Port of Dover is within only a few miles providing a wide range of shopping, recreational and educational facilities. Access onto the A2 is within just a short driving distance, with the cathedral city of Canterbury being within approx. 15 miles. The high speed rail link to London and St Pancras accessed either through Folkestone West or Folkestone Central has a reduced travel time commuting to under 1 hour. Both these stations are approx. a 10 minute car journey, as is Dover Priory which offers alternative commuting routes.

### ACCOMMODATION (see floor plan)

The house has retained some its original character and is well presented with triple glazed windows to the front and double glazed windows to the rear.

**ENTRANCE DOOR:** Leads into a small lobby at the front of the house with doors leading to kitchen, dining room and stairs.

**KITCHEN/BREAKFAST ROOM:** A double aspect room, with a range of fitted kitchen base cupboards with worktops, sink unit with mixer tap, electric AGA, space for dishwasher, and some freestanding units, including a fridge/freezer,

**DINING ROOM:** Cast iron feature fireplace with wood surround & mirror, doors to family room and kitchen with french doors to the patio.

**SITTING ROOM:** French doors to side aspect and opening to gardens with picturesque views of the garden and further single door to garden.

**FAMILY ROOM :** French doors to patio and woodburning stove.

**UTILITY ROOM :** Leading off the family room with space for white goods with outer door to the side parking area and front gates.

**DOWNSTAIRS SHOWER ROOM:** This adjoins the utility room, with a level access shower, WC and washbasin.

### FIRST FLOOR

Carpeted wooden staircase leading off from the front lobby area to bedrooms. The loft space has been fully boarded for extra storage space.

**BEDROOM ONE :** A double sized room with open cast iron fireplace, WC and washbasin, with views to the side over the garden.

**BEDROOM TWO:** A double sized room open fireplace cast iron feature fireplace, storage cupboard, dual aspect with wonderful far reaching breath taking views over the adjoining countryside.

**BEDROOM THREE:** A single room, currently used as a study and views to the front of the property.

**FAMILY BATHROOM / SHOWER ROOM:** Large bath with shower system & screen installed, vanity cupboard & wash basin, WC.

### FIRST FLOOR

Carpeted wooden staircase leading off from the front lobby area to bedrooms. The loft space has been fully boarded for extra storage space.

**BEDROOM ONE :** A double sized room with open cast iron fireplace, WC and washbasin, with views to the side over the garden.

**BEDROOM TWO:** A double sized room open fireplace cast iron feature





fireplace,storage cupboard,dual aspect with wonderful far reaching breath taking views over the adjoining countryside.

**BEDROOM THREE:** A single room,currently used as a study and views to the front of the property.

**FAMILY BATHROOM / SHOWER ROOM:** Large bath with shower system & screen installed, vanity cupboard & wash basin, WC.

**EQUESTRIAN FACILITIES & OUTBUILDINGS**

**NEWLY INSTALLED RIDING ARENA** (40m x 20m) - permission to extend to 60mx 20m).

**COMPACT STABLE BLOCK** :3 Chart timber loose boxes,Feed Room on concrete with enclosed yard area and gated to both ends( with power/lights,water via external taps/house or water butts from the stable yard roof.

**OUTBUILDINGS** : access via the gravelled double gated drive from the road to the side of the house with side access via pedestrian gate to the side of the main entrance gates.

**BARN/WORKSHOP:**located adjacent to the house & stables,brick built with three pase power installed.

**TIMBER THREE BAY GARAGE**

**OPEN FRONTED HAY & MACHINARY STORE**

The paddocks stretch away from the house on a slight incline in the main paddocks and are post and railed fenced with Jackson fencing,there are 6 paddocks in all of varying sizes with access gates to all and from the stables.

**LAND & GROUNDS**

The main pasture land of 3.27 acres(TBV\*)is directly behind the house.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.

**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](http://www.goodschoolsguide.co.uk) | [www.homecheck.co.uk](http://www.homecheck.co.uk) | [www.floodrisk.co.uk](http://www.floodrisk.co.uk) | [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk) - [www.landregistry.gov.uk](http://www.landregistry.gov.uk) | [www.homeoffice.gov.uk](http://www.homeoffice.gov.uk) | [www.ukradon.org](http://www.ukradon.org)

**MATERIAL INFORMATION & SERVICES**

**TENURE:** Freehold

**PROPERTY TYPE:** Detached **CONSTRUCTION:** Brick around 1800.

**NUMBER & TYPE OF ROOMS:** 3 beds 4 recs. See attached floor plans.

**PARKING:** Parking on the drive for cars, trailers, horseboxes.

**TITLE NUMBER/S:** K967875

**FLOOD RISK:** Zone 1

**TAX BAND:** D **LOCAL AUTHORITY:** Folkestone & Hythe District Council

**HOUSE EPC RATING:** D 57/84 Certificate Number: 8024-6726-6510-9658-4996

Full ratings & advisories/estimated costs are now online at the .gov web site:

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

**SERVICES:** Oil central heating with boiler installed outside, Private drainage to cess pit, Mains water and electricity, solar panels installed to the rear of the property, providing extra heat for the lounge & second bedroom.

**MOBILE & INTERNET CONNECTIONS:** Fast Fibre broadband connected to the house

**VIEWING ARRANGEMENTS**

All Viewings are strictly by Appointment with the Vendors' Agent

Equus Country & Equestrian, South East/South West

T: 01892 829014

E: [sales@equusproperty.co.uk](mailto:sales@equusproperty.co.uk)

W: [www.equusproperty.co.uk](http://www.equusproperty.co.uk)

**DISCLAIMER:** All prospective buyers view all properties for sale with Equus International Property Ltd at their own risk and neither the Agents, Joint Agents nor the Sellers take responsibility for any damage or injury however caused to themselves or personal belongings or property.

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 £887,000**

Approximate House Area = 1239 sq ft / 115.1 sq m  
 Store / Shed = 470 sq ft / 43.6 sq m  
 Stables = 998 sq ft / 92.7 sq m  
 Barn = 292 sq ft / 27.1 sq m  
 Garage = 382 sq ft / 35.5 sq m  
 Total = 3381 sq ft / 314 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). © nichecom 2022. Produced for Equus Property. REF: 858218



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>84</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			<b>57</b>
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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

PROPERTYMISDESCRIPTION ACT 1991: Every care has been taken in the preparation of these particulars but their accuracy is not guaranteed and they do not form part of any contract. Descriptions are given in good faith and as an opinion of the agents, not as a statement of fact. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("information") may be relied upon as a statement of representation or fact. Neither Equus Property nor its Joint Agents have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of Equus Property or the seller/lessor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are reproduced for general information using a 24mm wide-angle lens and are not necessarily comprehensive nor current; no assumption should be made that any content shown are included in the sale nor with regards to parts of the property which have not been photographed. Reference to any particular use of any part of the property or to alterations is not intended to imply that planning or building regulations or any other consents have been obtained. We have not tested any appliances, services, heating systems or fixtures, and so cannot guarantee they are in good working order. Prospective purchasers should undertake their own tests, enquiries or surveys before entering into any commitment. The information in these particulars is given without responsibility on the part of the Agent or their clients. Neither the Agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property. These particulars are issued on the understanding that all viewings and negotiations are conducted through the agents.

NATIONAL ADVERTISING • LOCAL KNOWLEDGE • SPECIALIST ADVICE



[www.equusproperty.co.uk](http://www.equusproperty.co.uk)

NATIONAL ADVERTISING • LOCAL KNOWLEDGE • SPECIALIST ADVICE



A member of



UKLAND and  
FARMS.co.uk

