



EQUUS

Country & Equestrian



IFFIN FARMHOUSE



IFFIN FARMHOUSE, Iffin Lane, Thannington, Canterbury, Kent CT4 7BE

COUNTRY PROPERTY - Nestled in picturesque countryside and set in 4 acres (*TBV) of grounds and paddocks, an impressive detached farmhouse offering substantial 4 bedroom accommodation of 2815 sq.ft. boasting a stunning interior combining a desirable mix of period charm (in parts dated back to 1760) with modern living.

An attached two bedroom annexe adds versatility and suitability for guests/extended family. Additionally some outbuildings at the property have been converted into 4 holiday lets offering income opportunities. There is also a large stable block of 1054 sq.ft. (in need of some refurbishment) as well as a 3 summerhouses and a former cow shed (potential conversion subject relevant planning).

Two entrance drives lead into the property with spacious parking areas. One drive leads to the main residence and annexe and the other to the holiday lets, stable block and paddocks and has 2 cattle grids installed. The surrounding well maintained grounds feature secluded lawned areas with 4 natural ponds creating a haven for local wildlife, along with a variety of fruit and mature trees and a productive fruit and vegetable patch .The expansive outdoor spaces are perfect for children to play, pets to roam, or for hosting summer barbecues on the covered terrace.

This exceptional country home is a rare find enjoying a prime location being surrounded by a glorious rural landscape yet only 1.5 miles from the Cathedral City of Canterbury offering a wide choice of amenities including a range of High Street and independent retailers, restaurants, pubs, leisure facilities and the very popular recently refurbished Marlowe Theatre. It also has an excellent selection of both state and independent schools, along with three universities, two mainline railway stations, two hospitals and a very good bus service.

HOLIDAY LETS & OUTBUILDINGS

Refer to the online plan of all the outbuildings with shape and dimensions enclosed. Over 3,000 sq ft of outbuildings and former stables.

An attractive Detached character barn that has been converted into holiday lets

HOLIDAY LET 1 & 2 - Fully Accessible 2 Bedrooms, - 2 Bathrooms & Kitchen/Breakfast Room

HOLIDAY LET 3 – 1 Bedroom, 1 Bathroom ,Kitchen/Breakfast Room.

HOLIDAY LET 4 – Detached Cottage, with Kitchen/Breakfast Room/Bedroom & bathroom with Detached Lounge.

FORMER STABLE BLOCK – Detached with a number of stables in total around 1,054 sq.ft. (in need of some refurbishment)

OTHER OUTBUILDINGS – 3 x Summer Houses (both with wi fi and electric installed) a Storage Shed and a former Cart Lodge

SITUATION & LOCATION

The property is situated in a rural location around q,5 miles from the cathedral City of Canterbury its fast train links into London via Canterbury East & West stations offers a regular rail service to London Victoria, Charing Cross and Cannon Street and connects to the high-speed rail link of London St Pancras offering a journey time od under one hour.

Ashford International station and the Channel Tunnel at Folkestone are both about 14 miles away and provide regular Eurostar and shuttle services to the continent, whilst the A2/M2 motorway provides good

access to both London and the Channel port of Dover.The surrounding countryside is ideal for those who enjoy outdoor pursuits, such as horse riding, walking and cycling. There are also numerous pretty villages nearby with typical village pubs to visit, giving you the ideal balance between city and country living.

MAIN HOUSE MATERIAL INFORMATION & SERVICES & OUTGO

MAIN HOUSE & INTEGRAL ANNEXE

TENURE: Freehold

PROPERTY TYPE: Detached Farmhouse (unlisted)

PROPERTY CONSTRUCTION: Brick

NUMBER & TYPE OF ROOM/S: 4 bedrooms/3/4 Receptions - see attached floor plans.

PARKING: Ample parking for numerous cars on hard standing also including holiday lets

FLOOD RISK: Zone 1

TITLE NUMBER/S: K313111

LOCAL AUTHORITY: Canterbury City Council

TAX BAND: G

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

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

SERVICES

HEATING: Oil

SEWAGE: Septic Tank – Shared with Iffin Farm Bungalow next door – cost split

WATER SUPPLY: Mains

ELECTRICITY SUPPLY: Mains

OFFCOM - Mobile & Broadband

BROADBAND

Download Mbps / Upload Mbps – also see useful website links.

MOBILE COVERAGE

Indoor - EE / Vodafone / O2 / Three - also see useful website links.

Outdoor - EE / Vodafone / O2 / Three - also see useful website links.

SMALL BUSINESS TAX RELIEF - The whole site including the house and holiday lets has small business tax relief

HOLIDAY LETS - SERVICES & OUTGOINGS

WATER SUPPLY: Mains & Rain Water harvesting tank

ELECTRICITY SUPPLY: Mains from the detached house

HEATING : Electric heaters Cottage 4 & Polypipe underfloor heating in the holiday let barns

SEWAGE : Allerton sewage treatment plant

PROPERTY TYPE: Detached

PROPERTY CONSTRUCTION: Timber & Block

NUMBER & TYPE OF ROOM/S: see attached floor plans

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

<https://find-energy-certificate.digital.communities.gov.uk/> for each holiday let and annex

BUSINESS FIXTURES are available by separate negotiation

LAPSED PLANNING : Rear Conservatory Ref : CA/10/01679/FUL



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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.

HELPFUL WEBSITE LINKS

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
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>
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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

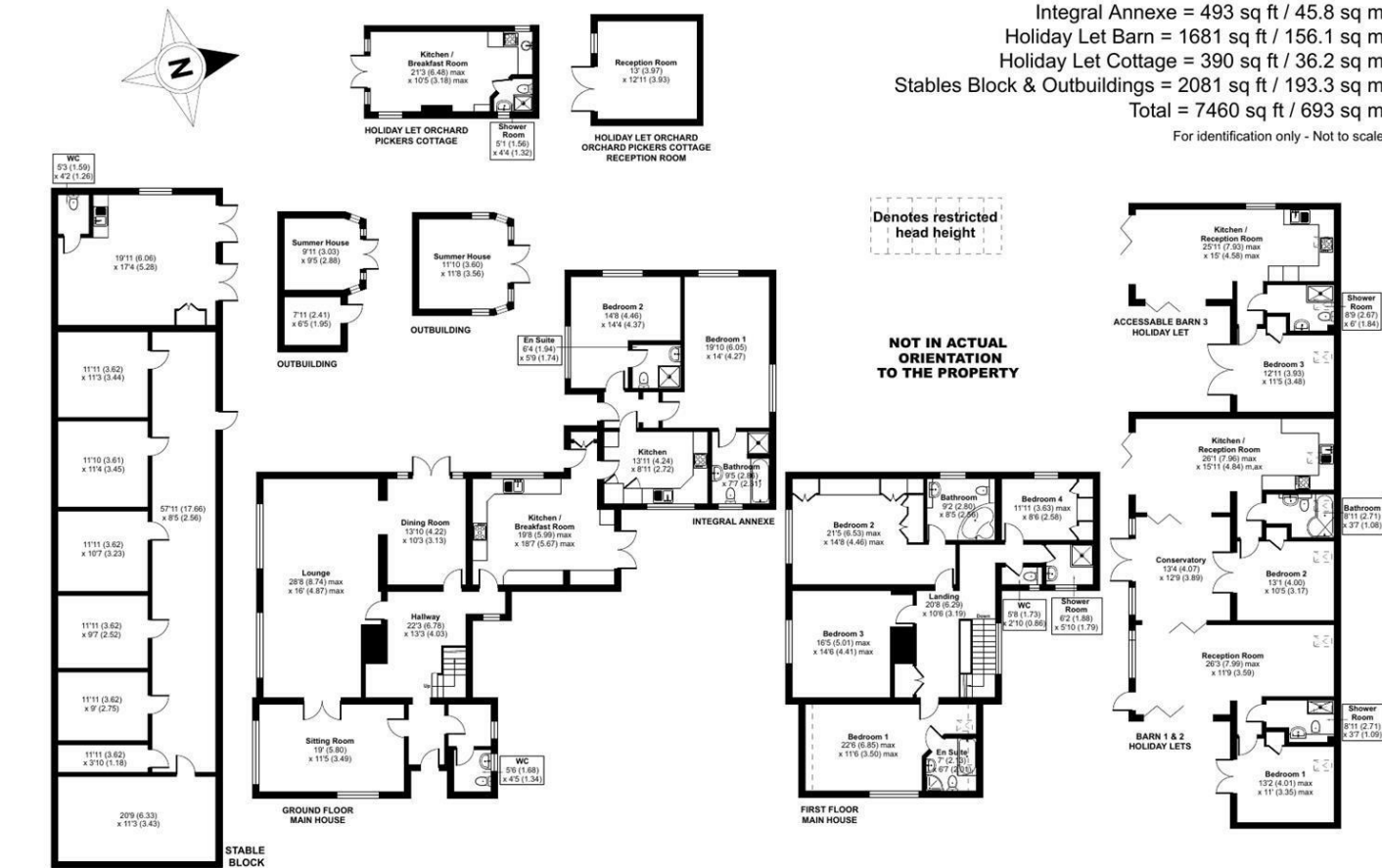
W: www.equusproperty.co.uk

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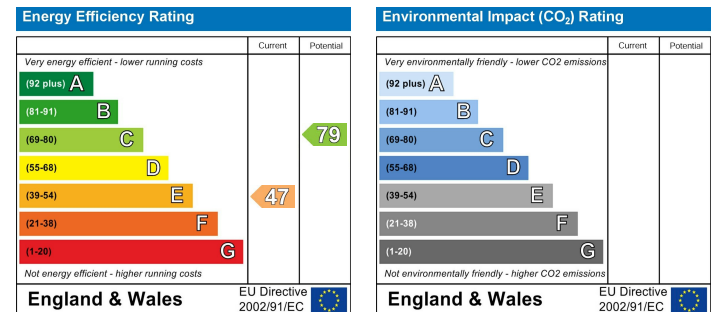
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Guide price £1,995,000



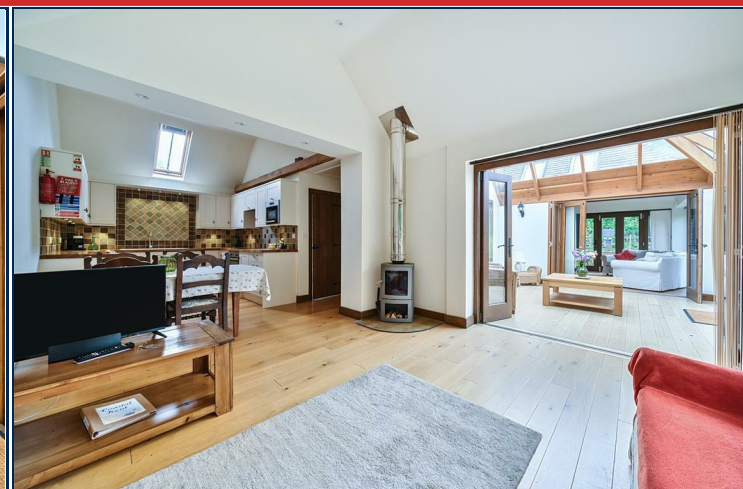


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Equus Property, REF: 1304034



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