



Solley Farm House  
The Street | Worth | Deal | CT14 0DG



# SOLLEY FARM HOUSE

---







# Step inside

## Solley Farm House

---

Set in the heart of Worth's charming village conservation area, just south of Sandwich, this beautiful unlisted property dates back to 1720. The property is surrounded by lovely mature gardens, with gravelled drives to the front and rear. This three-storey family home has been sensitively updated to create everything needed for modern day family living and most recently includes a simply stunning annexe currently used as a self-contained 2-bedroom apartment providing a valuable income opportunity.

Largely secluded by imposing trees and shrubs, the farm house overlooks the duck pond and an ancient church with Norman origins. Set well back from the road, parking is available for several cars and a secure garage is also provided.

Enter via an imposing entrance hall, you find two stunning oak-floored reception rooms both overlooking the front garden. The smaller room has a charming inglenook fireplace and leads directly into the kitchen, whilst the larger reception room has wonderful exposed beams and a large inglenook fireplace with built-in bread oven. A comfortable study/office with bookshelves leads out directly to the rear patio. The cloakroom is next to the staircase and incorporates a convenient cupboard with plenty of storage.

The country-style L-shaped kitchen/breakfast room has its own unique personality. With a partially vaulted ceiling and exposed beams in the breakfast area, leading to the character kitchen equipped with a large range cooker set under a spectacular brick/oak canopy.

On the first floor, there are three delightfully decorated double bedrooms, all with splendid views over the garden. Two of these have en-suite facilities and there is also a spacious family bathroom with separate bath and shower.

The second floor reveals the largest bedroom with a vaulted ceiling and another inglenook fireplace. The en-suite incorporates a modern dressing/shower room with spacious built-in wardrobes. Another fifth double bedroom with built-in wardrobe and dressing table is accessed via a separate staircase.

The recently converted annexe is accessed independently via the front driveway. A spacious hall incorporates three useful and spacious cupboards with washing machine and electric water heater. This leads into a delightful kitchen/dining/living room, fully equipped with double oven/microwave, dishwasher and fridge. There are also two double bedrooms and a contemporary bathroom with separate bath and shower. Electric underfloor heating is provided throughout the annexe. French doors to the rear of the living room lead onto a beautiful decked and balustraded patio, with steps down to a private gravel terrace surrounded by trees and shrubs. The annexe has proven to be a valuable income source for the current owners, or could be used as independent accommodation for friends or relatives.

The gardens are a particular feature surrounding the property with mature shrub beds, topiary hedges, specimen and mature trees including two magnificent acacias. Doors leading from the kitchen and study open out to a large paved terrace, surrounded by an attractive brick-arched patio adjacent to a separate oak pergola covered dining area. The rear drive/gravel-garden is overlooked by a magnificent blue cedar, whilst a further small private garden is revealed behind the annexe leading to a small vegetable garden, two sheds and three greenhouses.































# Seller Insight

“ We have lived in this wonderful home for 47 years and have thoroughly enjoyed our time here. We shall really miss Worth village - it has been a wonderful place to live and bring up a family, with a welcoming and friendly community. There is so much on our doorstep - within a few minutes walk, there are two popular and distinctly different inns, both offering great food and a lovely ambience. We are surrounded by the wonderful Kentish countryside and have enjoyed many delightful walks through nearby apple orchards and across the newly developed RSPB nature reserve - a birdwatchers paradise! The beach at Sandwich Bay is also just a 20 minute stroll away.

Despite the secluded rural setting, we have never felt isolated - by car, the delightful towns of Sandwich and Deal are only a short distance away, and getting to Dover, Canterbury, as well as the Thanet coastal towns can be done in less than 20 minutes. Travelling to London is also straightforward - the high-speed line from Sandwich arrives in London in under an hour and a half. It has been wonderful to enjoy the tranquility of village life, but still be able to enjoy the great culture, history and entertainment this area offers.

For 16 years, until 2020, we ran a highly successful 5 Star Gold Award, Michelin-listed Bed & Breakfast, hosting wonderful guests from across the globe including famous names from the worlds of golf, football and Hollywood. Our latest self-catering project has also proved a financial success and is an exciting opportunity future owners may wish to take advantage of.

We are leaving with so many warm memories. Solley Farm House has been a truly incredible and unique family home, steeped in so much history - over the years, it has been a working dairy farm, the base of the local West Street hunt, and home to many generations of families before us. It has been a privilege to be part of its enduring story, and we hope it will provide many great memories to come for its lucky new owners.\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.























**Travel Information**

**By Road**

Sandwich station	1.1 miles
Canterbury	13.9 miles
Channel Tunnel	22.2 miles
Dover Docks	14.3 miles
Gatwick Airport	80.3 miles
Charing Cross	75.6 miles

**By Train from Sandwich**

St. Pancras	1hr 27 mins
Victoria	1hr 53 mins
Charing Cross	2hrs 10 mins
Dover	22 mins
Canterbury	40 mins

**Leisure Clubs & Facilities**

Royal St. George's Golf Club	01304 613090
Prince's Golf Club	01304 611118
Cinque Port Golf Club	01304 374007
Sandwich Bay Sailing and Water Ski Club	07530 857163
Sandwich Bay Sailing Club	01304 363052
Sandwich Leisure Centre	01304 614947
Sandwich Bowling Club	01304 611100
Sandwich Town Cricket Club	01304 617237
Sandwich Tennis Club	

**Healthcare**

The Market Place Surgery

08443 879997

**Education**

**Primary Schools:**

Worth Primary School	01304 612148
St Faith's Prep	01304 813409
Northbourne Park Prep	01304 611215

**Secondary Schools:**

Sir Roger Manwood's Co-ed Grammar School	01304 613286
Duke of York's Royal Military School, Dover	01304 245023
Dover College	01304 205969
The Kings School Canterbury	01227 595502
St Edmunds Canterbury	01227 475600
Kent College	01227 763231
Sandwich Technology School	01304 610000

**Entertainment**

Empire cinema	01304 620480
St Crispins	01304 612081
The Brasserie on the Bay	01304 611118
The Blue Pigeons	01304 613233
The Bell Hotel	01304 613388
The Coach	01304 617063

**Local Attractions/Landmarks**

Wingham Wildlife Park  
Betteshanger Country Park  
Richborough Fort and Amphitheatre  
The Guildhall Museum  
White Mill Heritage Centre Sandwich  
Seal Spotting Trips  
Sandwich Town Trail  
Sandwich and Pegwell National Nature Reserves  
Walmer, Dover and Deal Castles

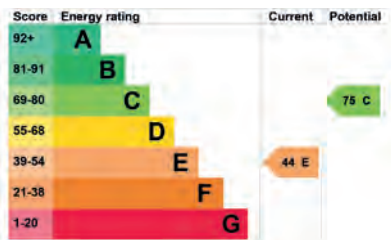








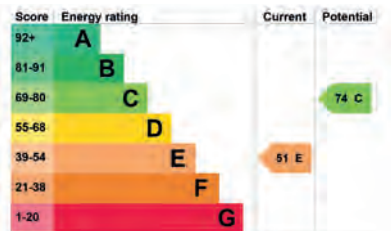




## Ground Floor

Approx 188.1 sq. metres (2024.7 sq. feet)

### Annexe



Registered in England and Wales.

Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ

copyright © 2024 Fine & Country Ltd.



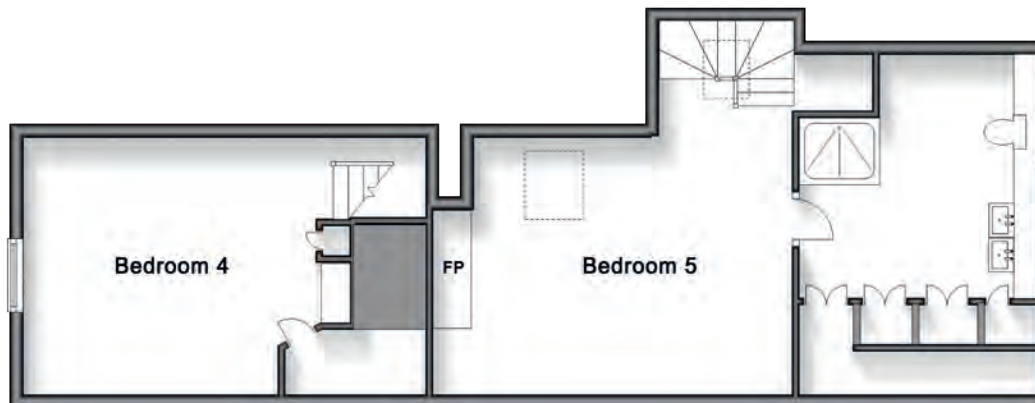
### First Floor

Approx. 80.5 sq. metres (866.1 sq. feet)



### Second Floor

Approx. 63.7 sq. metres (685.6 sq. feet)



### GROUND FLOOR

Entrance Hall  
Sitting/Dining Room  
Study/Office  
Cloakroom  
Kitchen/Breakfast Room  
Sitting Room

28'2 (8.59m) x 16'2 (4.93m) narrowing to 11'8 (3.56m)  
12'9 x 10'8 (3.89m x 3.25m)  
(L-shaped) 17'4 x 10'3 (5.29m x 3.13m) plus 13'7 x 8'1 (4.14m x 2.47m)  
16'2 x 16'2 (4.93m x 4.93m)

### APARTMENT ANNEXE

Hall  
Bath/Shower Room  
Utility Cupboard  
Annexe Kitchen/Dining/Living Room 15'4 x 15'3 (4.68m x 4.65m)  
Annexe Bedroom 2 9'5 x 7'8 (2.87m x 2.34m)  
Annexe Bedroom 1 15'3 x 9'8 (4.65m x 2.95m)  
Garage 17'1 x 9'7 (5.21m x 2.92m)

### FIRST FLOOR

Landing  
Family Bath/Shower Room  
Bedroom 3  
Bedroom 2  
En Suite Shower room  
Bedroom 1  
En Suite Shower Room

11'6 x 10'8 (3.51m x 3.25m)  
16'2 (4.93m) narrowing to 10'1 (3.08m) x 13'2 (4.02m)  
16'2 (4.93m) narrowing to 10'6 (3.20m) x 13'4 (4.07m)

### SECOND FLOOR

Bedroom 4  
Bedroom 5  
En Suite Shower Room

15'2 into fitted wardrobes x 12'0 (4.63m x 3.66m)  
16'4 (4.98m) narrowing to 12'9 (3.89m) x 14'7 (4.45m)  
11'9 up to fitted wardrobes (3.58m) x 11'6 (3.51m) narrowing to 8'0 (2.44m)

### OUTSIDE

Rear Garden  
Rear Gated Driveway  
Front Garden  
In & Out Gated Driveway

Council Tax Band: G  
Tenure: Freehold







# FINE & COUNTRY

---

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.



Fine & Country  
Tel: +44 (0)1227 479 317  
[canterbury@fineandcountry.com](mailto:canterbury@fineandcountry.com)  
23 Watling Street, Canterbury, Kent CT1 2UA

