



COURT LODGE FARMHOUSE, BISHOPSBOURNE, CANTERBURY, KENT CT4 5JA finns.co.uk

COURT LODGE FARMHOUSE

Bishopsbourne, Canterbury, Kent CT4 5JA

Guide Price £1,900,000 Freehold

An exquisitely presented and located Grade II Listed Farmhouse adjoining parkland on the edge of one of East Kent's most unspoilt villages.

Court Lodge Farmhouse is set in just over an acre of landscaped gardens and grounds.

- Entrance Hall
- Sitting Room & Dining Room
- Kitchen / Breakfast Room
- Oak framed Garden Room
- Downstairs Bedroom with Ensuite Shower & Sitting Area
- 4 further Bedrooms, Two Ensuite
- Family Bathroom
- Tilia Cottage - 2 Bedroom / 2 Bathroom Holiday Cottage
- Further Outbuildings and garaging
- Beautifully maintained gardens

Court Lodge Farmhouse dates from the 18th Century and was built around earlier origins. Internally there are a wealth of period features including exposed timber framing. The outside is a pleasing mix of mellow brickwork and tile hanging, typical of the period farmhouses of the Kent Downs. The property is in a beautiful private location overlooking parkland and offers an opportunity to take on a much loved family home.

Tilia Cottage

Tilia Cottage comprises a successful holiday let with a Reception Room, 2 Bedrooms and 2 Shower Rooms accessible for all guests and close to the house. This has been run by the current owners for a number of years and has had many repeat bookings.



Grounds and Gardens

Court Lodge Farmhouse is approached over a long private driveway leading from the end of The Street in Bishopsbourne to a gravel parking and turning area between the house and Tilia Cottage. The gardens are mostly to the south and west of the house and have been beautifully laid out. They are planted with a number of substantial specimen trees, herbaceous and shrub beds, a vegetable garden with a greenhouse and terraced areas next to the family room, ideal for al fresco dining and entertaining.

Surrounding Area & Local Amenities

Bishopsbourne is in a convenient location just over ½ mile from the A2 London to Dover Road. The village has the well regarded Mermaid Public House and a rural shopping site with a Farm Shop, Tea Room and Bakery. The nearby village of Bridge (1½ miles) is known for The Pig Hotel and the Michelin star Bridge Arms restaurant. Canterbury is a little over 5 miles distant and offers a good selection of shopping and leisure facilities. Schooling in the area is excellent with a wide choice of schools in both the state and private sector for all ages and abilities.

Services

Mains water, electricity, gas and drainage. Court Lodge Farmhouse is lucky enough to have a well providing water in the hottest months to much of the garden via an irrigation system.

Assessments

Court Lodge Farmhouse – Canterbury City Council, Council Tax Band “G”.

Tilia Cottage – Rateable Value of £2,400 per annum.

Date

These particulars were updated in September 2024 and photographs were taken in Summer 2023

Energy Performance Certificates

Court Lodge Farmhouse - D

Tilia Cottage - C



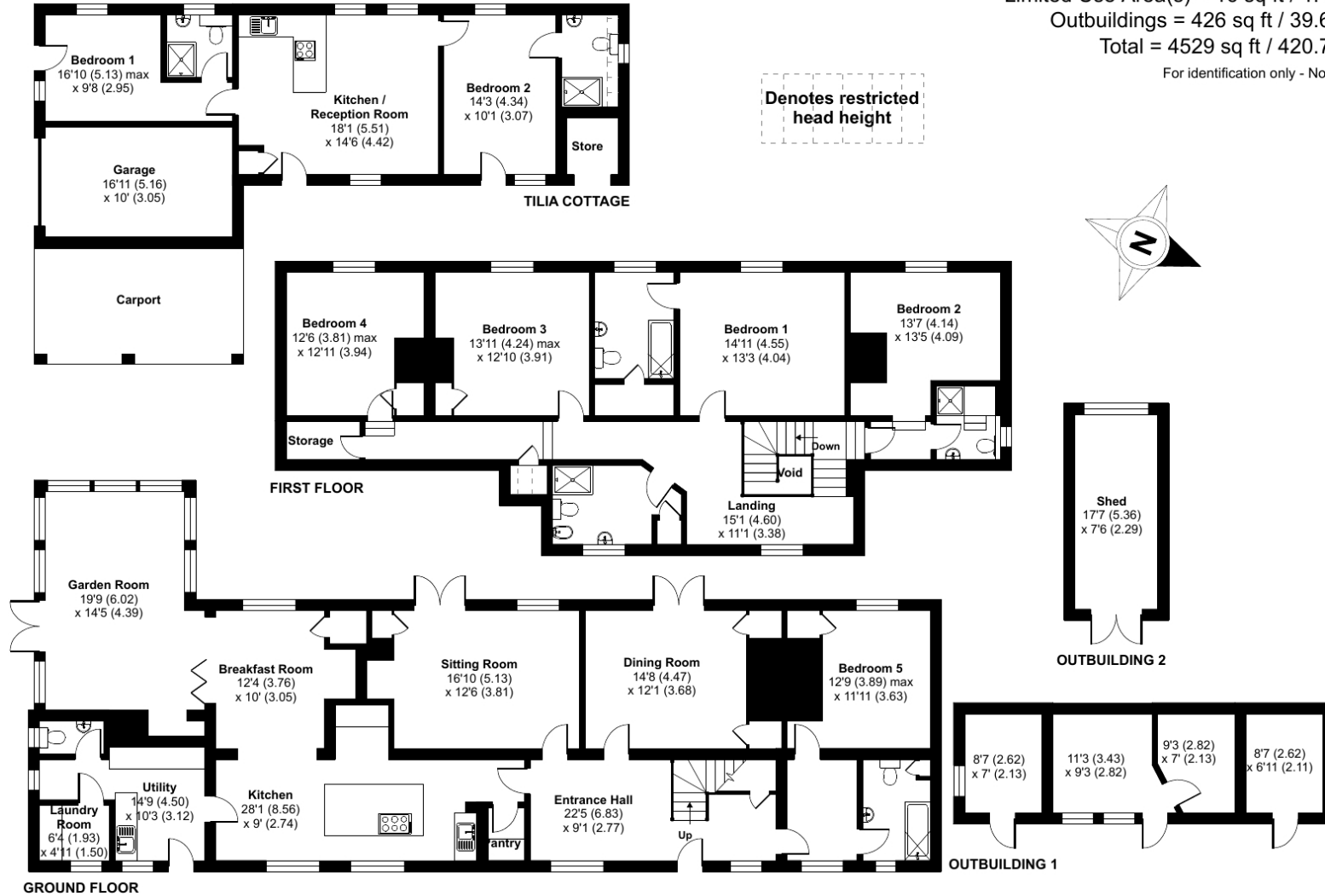
Approximate Area = 4087 sq ft / 379.7 sq m (Includes Tilia Cottage / Garage And Excludes Store)

Limited Use Area(s) = 16 sq ft / 1.4 sq m

Outbuildings = 426 sq ft / 39.6 sq m

Total = 4529 sq ft / 420.7 sq m

For identification only - Not to scale



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82 Castle Street,
Canterbury
Kent CT1 2QD
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Lettings: 01227 452111

Finn's Sandwich

2 Market Street,
Sandwich
Kent CT13 9DA
Sales: 01304 612147
Lettings: 01304 614471

Finn's St Nicholas At Wade

The Packhouse Site,
Wantsum Way,
St Nicholas At Wade
Kent CT7 0NE
Sales: 01843 848230



Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.