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Spindle Farmhouse, Wass Drove, Westmarsh, Canterbury, Kent, CT3 2LP

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**Spindle Farmhouse, Wass Drove,
Westmarsh, Canterbury, Kent, CT3 2LP**

Guide Price £775,000 Freehold

A rare opportunity to acquire a beautifully restored four-bedroom detached farmhouse in the peaceful village of Westmarsh which has been a much loved family home for over 20 years. The property is for sale with **no chain** and offers an exceptional sense of tranquillity, rarely found in this part of East Kent.

Lovingly renovated from top to bottom by the current owners, this stunning family home seamlessly blends period charm with modern comforts. The restoration has been finished with great attention to detail, with luxurious bathrooms, heritage double glazed windows, a bespoke kitchen, striking oak timbers, and elegant stone flooring.

The character-filled accommodation boasts exposed beams, inglenook fireplaces, and spacious, light-filled rooms designed for versatile modern family living.

Planning permission has also been granted for a detached one-bedroom annexe and a single-storey extension to the main house, providing further potential for expansion. Full plans are available from our office or on the Dover Council website under reference numbers: 23/00985 and 21/00426.

CHARTERED SURVEYORS, ESTATE AGENTS AND LETTING AGENTS



Beyond the main house, a high-quality detached garden room - currently operating as a successful business - offers a wealth of possibilities, from a charming summer house to a creative studio or home office.

The picturesque cottage gardens extend to just over half an acre, wrapping around the property and enhancing its sense of seclusion. Nestled at the heart of its generous plot, the farmhouse enjoys a wonderful balance of privacy and open space, making it a truly special place to call home.

Viewing: By appointment through Finn's, Canterbury.
Tel: 01227 454111

Services: Mains electricity & water. Private drainage.
Oil central heating

Council Tax: Band 'E' according to the website of the Valuation Office Agency (www.voa.gov.uk).

Date: These particulars were prepared on 13/3/25 and amended on 06/5/25











Approximate Area = 2138 sq ft / 198.6 sq m (excludes void)

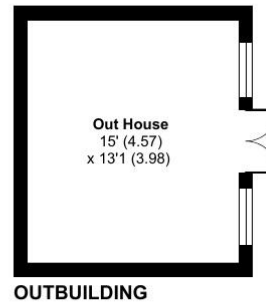
Outbuilding = 196 sq ft / 18.2 sq m

Total = 2334 sq ft / 216.8 sq m

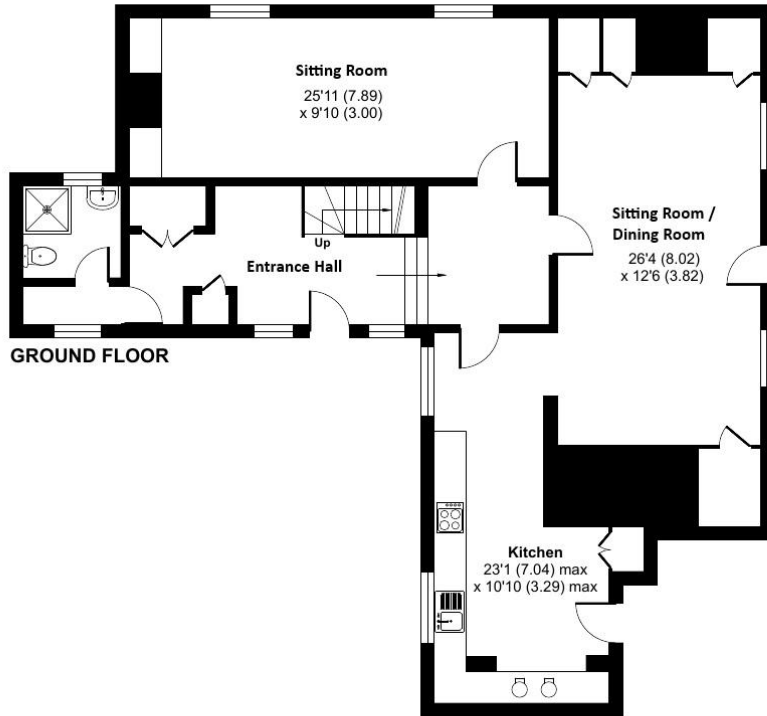
For identification only - Not to scale



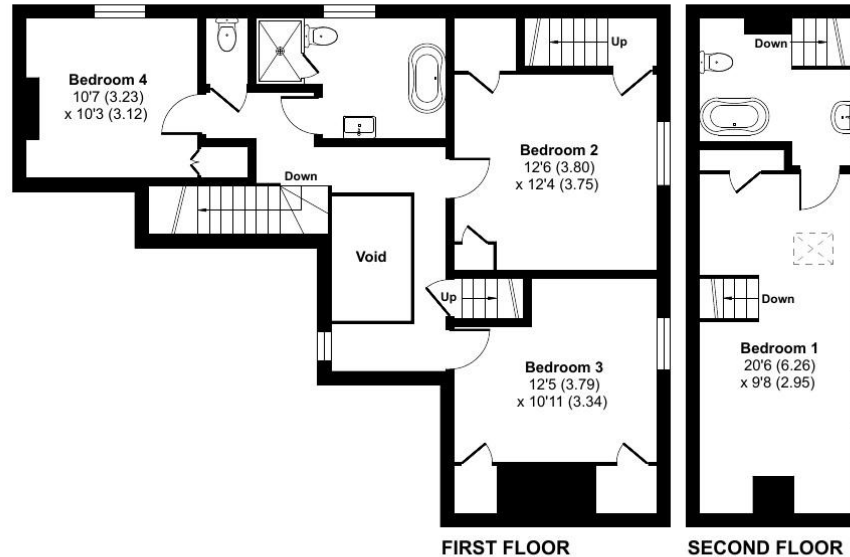
Garden
Approximate
138'11 (42.35)
x 91'3 (27.82)



OUTBUILDING

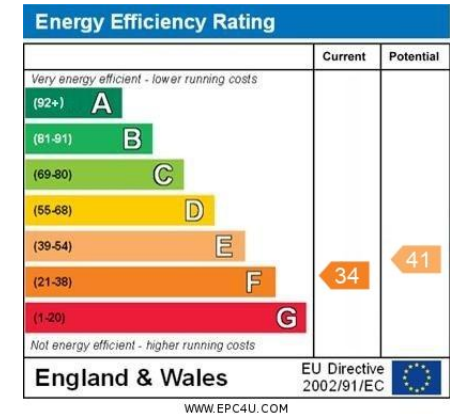


GROUND FLOOR



FIRST FLOOR

SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Finns. REF: 1257836

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.

FINN'S CANTERBURY
82 Castle Street
Canterbury
Kent CT1 2QD
Sales: 01227 454111
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 Pack House
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Kent CT7 0NE
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