



Coleshall Farm
Sheppey Way | Iwade | Sittingbourne | Kent | ME9 8QY

FINE & COUNTRY

Seller Insight

“Coleshall Farm has been our home for the past 14 years. What initially attracted us was the charm of the farmhouse and its peaceful, private setting combined with easy access to amenities. The property is set back from the road, offering privacy while still being convenient. For our daughters, having space to explore and room for their horses was a big plus.”

“During our time here, we made thoughtful updates, including new bathroom suites, and we even obtained planning permission to extend the kitchen.”

“Our favourite space has always been the lounge with its large inglenook fireplace. It worked well for gatherings, especially during the festive period, thanks to the room's generous size. The patio doors open to the garden with a pergola covered in wisteria. The sunsets here are impressive, and we often saw wildlife like hedgehogs, pheasants, and starlings. The view of the farmland beautifully reflected the changing seasons, always offering something new to appreciate.”

“We loved to entertain, and the house was always filled with joy during family barbecues and milestone celebrations. The high ceilings, exposed beams, and two large inglenook fireplaces created a warm, inviting atmosphere, especially during Christmas when we hosted year after year. Everyone naturally gravitated here, and with plenty of parking, we always welcomed a full house.”

“Our village has a small but vibrant community with essential services like a doctors' surgery, fish and chip shop, and hairdressers, all within walking distance. Larger amenities are just 10–15 minutes away, and the village takes pride in its traditions, especially during Christmas when a sleigh trailer goes around for the children.”

“Though we've moved closer to family, we deeply miss the character of Coleshall Farm. Our girls thrived here, and we loved raising our family in such a safe and friendly environment. We shared so many special moments with our neighbours and their children, from snowball fights to sleigh rides in the winter. This home has been a true haven for us, filled with love, laughter, and countless memories.”*

* These comments are the personal views of the current owners 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.





Step inside

Coleshall Farm

Fine and Country proudly presents Coleshall Farm, an exceptional Grade II Listed residence with origins dating back to the 16th century. This nearly 4,000 sq. ft. home blends historic charm with contemporary comforts and is set within approximately four acres of beautifully maintained grounds, complete with equine facilities. A rare semi-rural retreat, Coleshall Farm offers the perfect blend of tranquility, character, and convenience in the heart of the Kent countryside.

Upon entering, you are welcomed by stunning period features, including original exposed beams, leaded light windows, and impressive inglenook fireplaces. Every room has been designed with care, creating an ambiance that is both refined and inviting. Spanning two floors, the property offers light, adaptable spaces ideal for relaxed family living and stylish entertaining. Three impressive reception rooms include a formal Drawing Room for gatherings, a cosy Snug for quiet moments, and a grand dining room designed for memorable celebrations.

At the heart of the home is a character-filled, traditional kitchen, anchored by a classic Aga, inviting culinary creations and cherished family moments. A large utility room adds to the home's practicality, seamlessly blending charm with function. Please note - there is lapsed planning permission to extend the kitchen out into the courtyard.

A striking oak staircase leads to five spacious double bedrooms. The expansive Principal Suite boasts a private dressing room and elegant en-suite, while the guest bedroom enjoys its own luxurious en-suite. Three additional bedrooms are complemented by a stylish family bathroom and separate shower room, ensuring comfort and privacy throughout.







Step outside

Coleshall Farm

Grounds & Equestrian Facilities

Coleshall Farm offers breathtaking views over its own land and the picturesque farmland beyond, creating a serene and seamless connection to nature. The property is further enhanced by two detached outbuildings, offering three stables, tack rooms, garaging and useful storage. The grounds encompass approximately four acres, with 1.5 acres of mature formal gardens and an additional 2.45 acres of paddock land, perfect for equestrian pursuits or those simply seeking more outdoor space.

The property is accessed via a long private road and enjoys a secluded, tranquil position. The semi-rural village of Iwade is within walking distance, and offers a range of facilities to include convenience stores, post office, primary school and a Public house along with convenient access to the M2 and M20 motorway networks via the A249. The nearby town of Sittingbourne is approximately three miles distant and offers a mainline rail station with services to Capital in the region of one hour, along with a more comprehensive range of shopping facilities and restaurants.

Freehold

Council Tax Band G

EPC Rating E

For mobile phone coverage in this area please look online

Superfast Broadband & Standard Broadband available at the property

Services connected:- Electric / Mains Water / Cable Tv or Satellite / Phone / Broadband

Drainage is via private septic tank - unknown if compliant with current regulations - Professional advice should be sought

Building insurance is subject to higher premiums - Please call for further details

There is a formal agreement in place for the local farmer to access his field from the right hand side of the garden

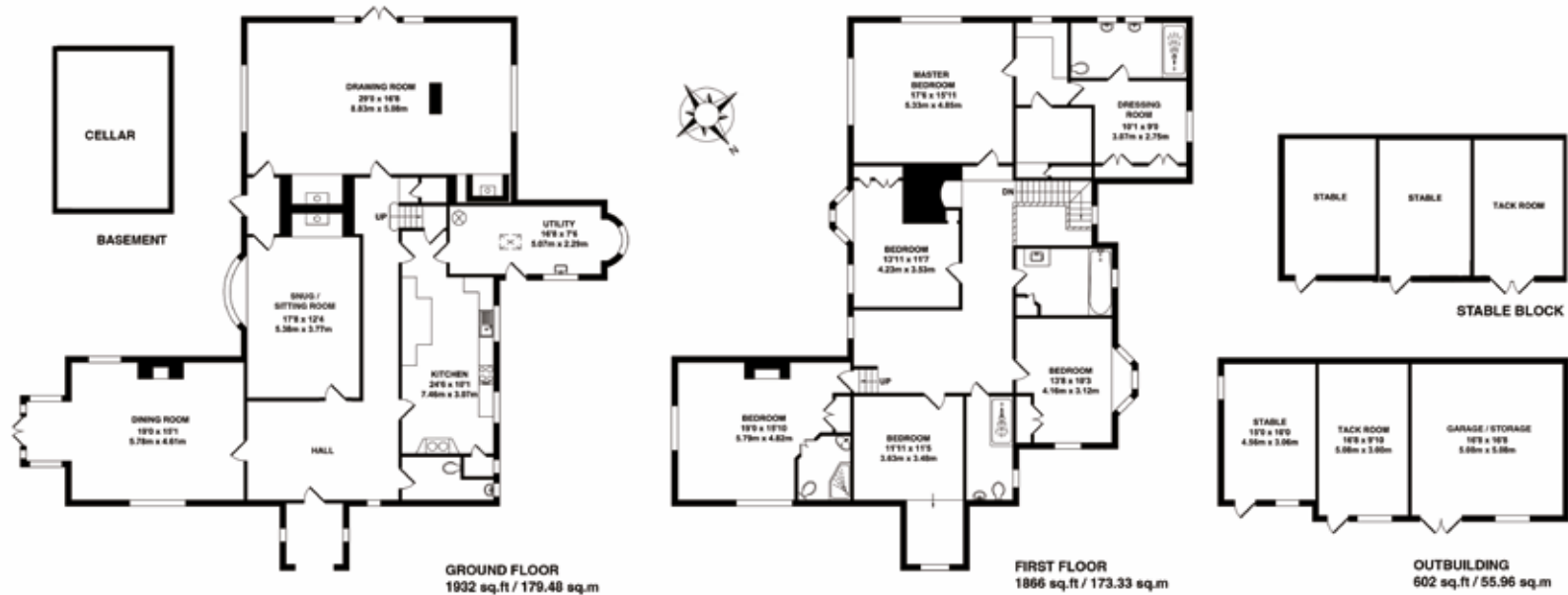


Coleshall Farm

Gross internal area house (approx) = 3798 sq.ft / 352.81 sq.m

Outbuilding = 602 sq.ft / 55.96 sq.m

Total = 4400 sq.ft / 408.77 sq.m



FINE & COUNTRY

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Zone Media 02024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	41 E	65 D
21-38	F		
1-20	G		

Guide Price £1,100,000 - £1,200,000



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06959315. Registered Office: Morgan Alexander Kent Ltd (formerly Fine & Country Kent Ltd.) 36 King Street, Maidstone, Kent ME14 1BS. Printed 30.10.2024



Fine & Country
Tel: +44 (0)1732 222272
westmall@fineandcountry.com
28 High Street, West Malling, Kent ME19 6QR

