



EQUUS

Country & Equestrian



BOWICK LODGE



BOWICK LODGE, Boyke Lane, Rhodes Minnis, Canterbury, Kent, CT4 6XN

A detached timber framed 2 bedroom single storey property sitting in gardens and grounds of just over 6 acres (*TBV). Occupying a part elevated desirable tucked away rural location backing through to open countryside on the outskirts of the popular village of Rhodes Minnis near the City of Canterbury. The property is approached off the lane leading up a driveway which leads to the stable yard and house, the existing dwelling is of timber and brick construction with exterior weatherboarding and accommodation comprising of a kitchen, dining room, sitting room, family bathroom and two bedrooms.

EQUESTRIAN

Outside the bungalow benefits from some off-road parking, two box block built stable building and further outbuildings (lorry bed & workshop) and a (20 x 35 m) outdoor sand riding arena, 2 grazing paddocks of 2 acres (*TBV) and a further 4 acres(*TBV) of stunning bluebell woodland with lawned garden area around the house. Potential (subject to relevant planning) for a replacement dwelling to be built.eip

SITUATION & LOCATION

The property is located in the rural hamlet of Rhodes Minnis on the edge of Stelling Minnis within the Kent Downs Area of Outstanding Natural Beauty near to the City of Canterbury. Local village amenities including post offices, shops, pubs and primary schools are in nearby Elham, Lyminge and Stelling Minnis. The area offers extensive countryside recreation with local walks, bridleways and country lanes for riding out, cycle routes and access to Lyminge Forest. Larger towns such as Canterbury, Folkestone and Ashford provide a wider range of shopping, schools and leisure facilities. Ashford International Station (about 13 miles) offers high-speed rail services to London St Pancras in approximately 38 minutes, and the property also benefits from convenient access to the M20, Dover ferry port and the Eurotunnel Terminal.

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.

AGENTS NOTE : Bronze Age Tumulus burial chamber is located in the grounds which is of historical interest & will need to remain There is also a Dean Hole (well) located in the bluebell woods which is fenced.

MATERIAL INFORMATION

TENURE: Freehold
 PROPERTY TYPE: House Detached
 PROPERTY CONSTRUCTION: Timber Framed
 NUMBER & TYPE OF ROOM/S: see attached floor plans.
 PARKING: Off Road parking on driveway for 2 cars
 FLOOD RISK: Zone 1
 TITLE NUMBER/S: K805369
 LOCAL AUTHORITY: Folkestone & Hythe District Council
 TAX BAND: D
 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 central heating -external boiler,immersion heater for hot water & a woodburning stove
 SEWAGE: Private Drainage (thought to be Cess Pit)
 WATER SUPPLY: Mains
 ELECTRICITY SUPPLY: Mains

OFCOM - Mobile & Broadband BROADBAND

Download Mbps / Upload Mbps around 70/80 EE router connected to mobile- also see useful website links.

MOBILE COVERAGE

Indoor - BT mobile- also see useful website links.
 Outdoor - BT mobile- also see useful website links.

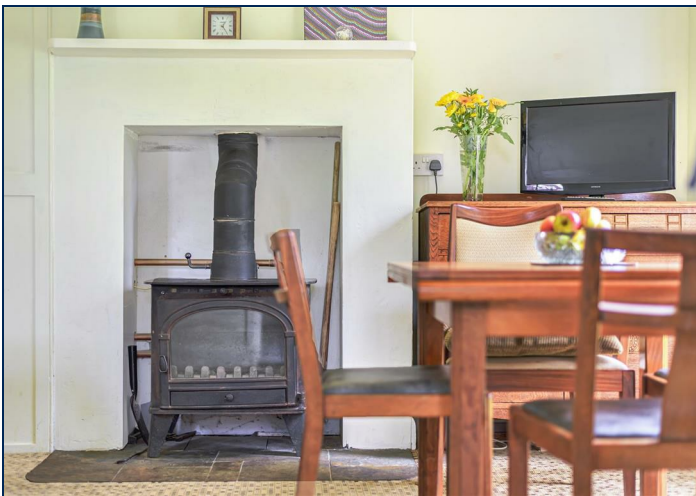
OUTBUILDING/S SERVICES:

WATER SUPPLY: From House
 ELECTRICITY SUPPLY: From house
 PROPERTY TYPE: Detached Stables
 PROPERTY CONSTRUCTION: Brick

HELPFUL WEBSITES

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>
<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/broadband-speeds/broadband-basics>



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

DISCLAIMER: All prospective buyers view all properties for sale with Equus International Property Ltd at their own risk and neither the Agents, Joint Agents nor the Sellers take responsibility for any damage or injury however caused to themselves or personal belongings or property.

By viewing a property with Equus you accept this disclaimer. If inspecting the outbuildings, equestrian facilities or any other building within the grounds you must wear appropriate clothing and footwear and children must be either left in the car or always supervised. Livestock should not be touched and all gates left shut or closed after use.

DISCLAIMERS

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Equus International Property Ltd in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Equus International Property Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Equus International Property Ltd.

2. Material Information: Please note that the material information is provided to Equus International Property Ltd by third parties and is provided here as a guide only. While Equus International Property Ltd has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller

or another third party, we will use reasonable endeavours to update this as soon as practical.

3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

6. VAT: If applicable, the VAT position relating to the property may change without notice.

Offers in excess of £695,000



Approximate Area = 743 sq ft / 69. sq m
 Outbuildings = 738 sq ft / 68.5 sq m
 Total = 1481 sq ft / 137.5 sq m
 For identification only - Not to scale



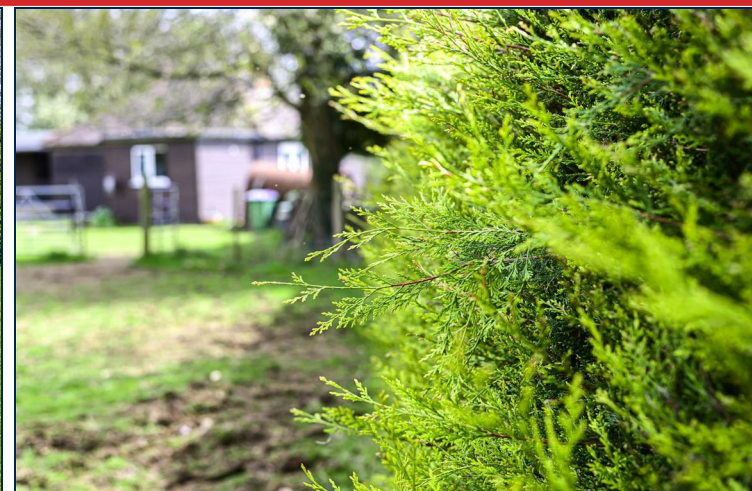
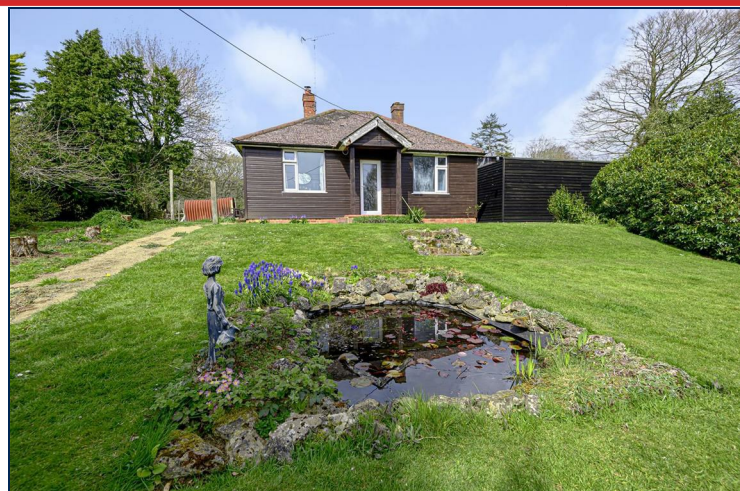
RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Equus Property REF: 829783

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		30	71
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

PROPERTYMISDESCRIPTION ACT 1991: Every care has been taken in the preparation of these particulars but their accuracy is not guaranteed and they do not form part of any contract. Descriptions are given in good faith and as an opinion of the agents, not as a statement of fact. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("information") may be relied upon as a statement of representation or fact. Neither Equus Property nor its Joint Agents have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of Equus Property or the seller/lessor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are reproduced for general information using a 24mm wide-angle lens and are not necessarily comprehensive nor current; no assumption should be made that any content shown are included in the sale nor with regards to parts of the property which have not been photographed. Reference to any particular use of any part of the property or to alterations is not intended to imply that planning or building regulations or any other consents have been obtained. We have not tested any appliances, services, heating systems or fixtures, and so cannot guarantee they are in good working order. Prospective purchasers should undertake their own tests, enquiries or surveys before entering into any commitment. The information in these particulars is given without responsibility on the part of the Agent or their clients. Neither the Agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property. These particulars are issued on the understanding that all viewings and negotiations are conducted through the agents.

NATIONAL ADVERTISING • LOCAL KNOWLEDGE • SPECIALIST ADVICE



www.equusproperty.co.uk

NATIONAL ADVERTISING • LOCAL KNOWLEDGE • SPECIALIST ADVICE



A member of



PrimeLocation.com

UKLAND and
FARMS.co.uk

