



EQUUS

Country & Equestrian



PEAR TREE BARN



PEAR TREE BARN, Stone Street, Petham Canterbury, Kent CT4 5PW

REDUCED - Situated in a desirable rural hamlet with 2.3 acres (*TBV) of paddocks and stabling, a unique detached listed Barn Conversion circa 1826 of 2,417sqft including an integral ground floor annexe. The property is of attractive brick and flint elevations and has been lovingly restored by the current owner boasting a wealth of stunning period features such as an open plan principal reception room with impressive vaulted ceiling, wooden flooring throughout, traditional brace & latch wooden doors and feature Brick fireplace with woodburning stove.

There are two first floor double bedrooms accessed by two separate staircases. Downstairs an entrance hallway leads to the principal reception room/sitting room with feature spiral staircase up to the first floor and opening to an adjoining dining room and further into an open plan kitchen and breakfast room with central island including a range of modern units with granite worksurfaces and integrated appliances. An adjoining separate utility/laundry room has further storage space and gives access to a family shower room.

INTEGRAL ANNEX

Ground floor Integral annex: From the main sitting room a door leads to the left wing of the property which offers options for a ground floor annexe to include a double bedroom, family bathroom, shower room and a kitchenette or could just be incorporated into the main accommodation as extra bedrooms and a second bathroom.

A shared driveway leads to the barn with parking area with lapsed planning for a detached triple garage. Directly opposite the property is a stable block with 2 loose boxes and a hay barn with gated coral (water and power connected) plus 3 adjoining paddocks and a field shelter. N.B. There is space within the pastureland to add a riding arena (subject to permissions).eip.

SITUATION & LOCATION

The property is located on the outskirts of the picturesque rural village of Petham which is short distance away, popular village has a renowned primary school, church and village hall, there is also a popular pub around 5 minutes' drive away and a farm shop for essentials and a garden centre with coffee shop. The area is a designated Area of Outstanding Natural Beauty within the Chartham Downs. The City of Canterbury is easily accessible around 5 miles away which offers cultural interests, excellent shopping centre, cafés, restaurants and the Marlowe Theatre. A good range

education is available with independent and state schools along with the University of Kent and Canterbury Art College. The property is well placed for road and rail connections with high speed train operating from Folkestone Central. Folkestone West, Canterbury West to London to St Pancras in around an hour and services to other main line London stations too. Road connections are good too with the nearby A2 linking into the M20 & M25 and M2 motorway network.

OUTSIDE GARDENS

Hedgerows form a border to the barn creating a sense of privacy and a gate leads to the attractive knapped feature flint front elevation. The delightful cottage gardens wrap round the barn with clever areas for seating and Al Fresco dining and landscaped garden area with a wide range of established colourful plants, trees and shrubs.

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.

MATERIAL INFORMATION & SERVICES

TENURE: Freehold

PROPERTY TYPE: Detached

PROPERTY CONSTRUCTION: Flint, Brick

NUMBER & TYPE OF ROOM/S: see attached floor plans.

PARKING: 4 Parking Spaces opposite the property

FLOOD RISK: Zone 1

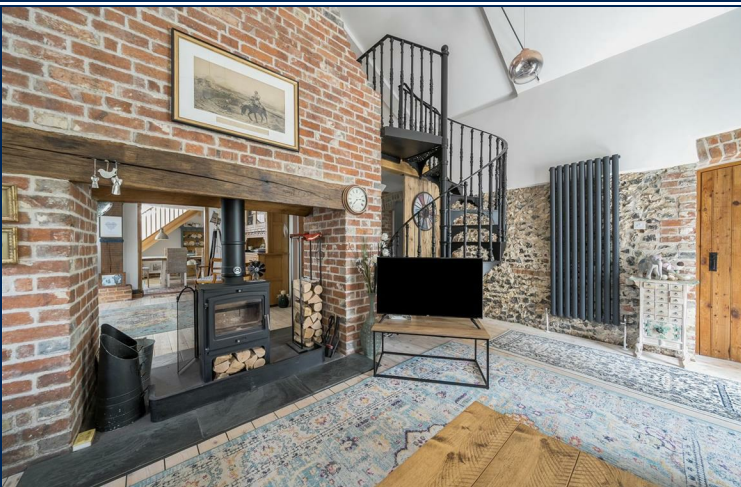
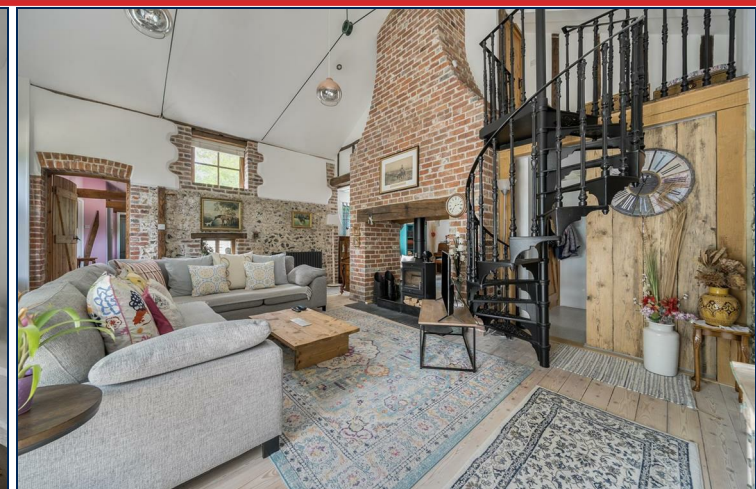
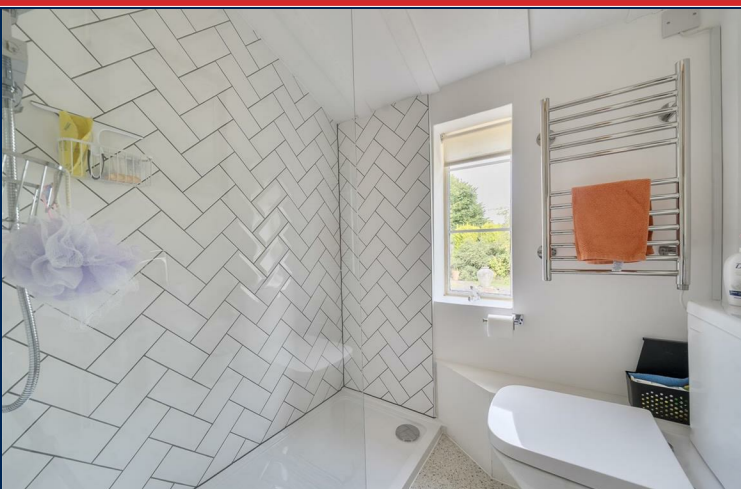
TITLE NUMBER/S: K776631

LOCAL AUTHORITY: Canterbury City Council

TAX BAND: Main House A



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EPC RATING: House – Grade II Listed (exempt) Annex D/C Full ratings & advisories/estimated costs are now online at the .gov web site:
<https://find-energy-certificate.digital.communities.gov.uk/>

SERVICES

HEATING: Oil / SEWAGE: Mains Drainage / WATER SUPPLY: Mains /
 ELECTRICITY SUPPLY: Mains
 OFCOM - Mobile & Broadband
 BROADBAND Download : see useful website links.
 MOBILE COVERAGE: Currently using Plus Net Wi fi - Broadband & Mobile Phones

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>

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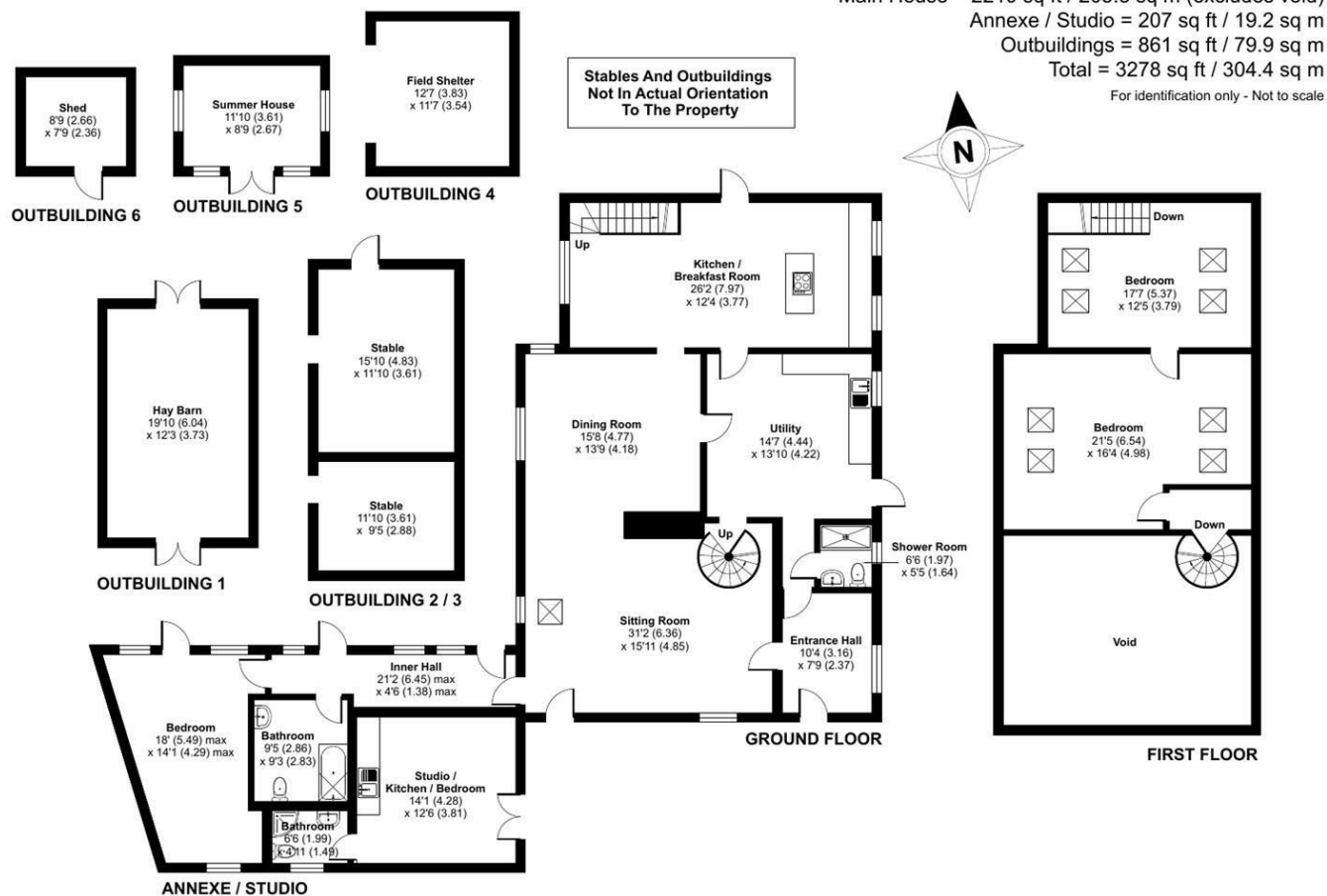
VIEWING ARRANGEMENTS

All Viewings are strictly by Appointment with the Vendors' Agent
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 E: sales@equusproperty.co.uk
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Guide price £895,000





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Equus Property, REF: 1341929

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