



EQUUS

Country & Equestrian



WALLAND COTTAGE



WALLAND COTTAGE, Boarmans Lane, Brookland, Romney Marsh, Kent, TN29 9QZ

A charming detached cottage dating back to circa 1789, set within approximately 2.3 acres (*TBV) of beautifully maintained gardens and paddocks in the picturesque hamlet of Brookland. Offering around 1,615 sq. ft. of versatile family accommodation, the property combines period character with modern comforts and benefits from not being listed. The accommodation includes a modern kitchen, laundry room, dining room with bay window, an impressive 330 sq. ft. sitting room, cosy snug and ground floor shower room, whilst upstairs there are three well-proportioned bedrooms, including a principal suite with dressing room and en suite bathroom.

The property is ideally suited to equestrian or lifestyle purchasers, featuring a stable block with two stables and tack room together with three adjoining paddocks extending to around 2 acres (*TBV). Further enhancing the appeal is a recently updated heated outdoor swimming pool 20ft x 10'2ft, beautifully tended gardens extending to approximately one third of an acre (*TBV), detached garage and adjoining covered car port.

Occupying a peaceful rural setting yet within easy reach of nearby towns and amenities, this delightful home offers a rare opportunity to enjoy country living with excellent lifestyle facilities.

LOCATION & AREA AWARENESS

Situated in the peaceful rural hamlet of Brookland on the edge of the Romney Marsh, the property enjoys an idyllic countryside setting whilst remaining conveniently accessible to a range of nearby villages, towns and amenities.

The historic Cinque Port town of Rye is within easy reach and offers a charming selection of boutique shops, restaurants and cafés, whilst the popular coastal town of Hythe and the expanding town of Ashford provide a wider range of shopping, leisure and transport facilities, including High Speed rail services to London St Pancras from Ashford International. Road transport links are practical for a rural location, with road connections via the A259 and A2070 providing access to Ashford and beyond, including links to the M20 motorway network.

Nearby villages including New Romney, Lydd and Appledore offer everyday amenities, traditional pubs and local community services. The area is also well

regarded for schooling, with a selection of highly respected primary and secondary schools in the surrounding villages and towns, together with access to both state and independent education in Ashford, Folkestone and Rye. The surrounding countryside, coastline and network of walking and riding routes make this an ideal location for those seeking a balance of rural lifestyle and connections.

LAND & GROUNDS

*The acreage and land shown or stated on any map, plan or particulars is TBV (To Be Verified). This means the land has not been formally measured or verified by Equus or the sellers. A Title Plan from the Land Registry will be available, where possible, showing the boundary and stated acreage. Interested parties wishing to verify the exact area should make their own enquiries via their solicitor and, if required, commission a suitably qualified professional to undertake a formal measurement.

AGENTS NOTE : There is a public footpath by the paddock adjoining the property. We also believe there is an overage on one of the land titles which would restrict any building & development on that parcel of land ref K455355

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>

MATERIAL INFORMATION & SERVICES

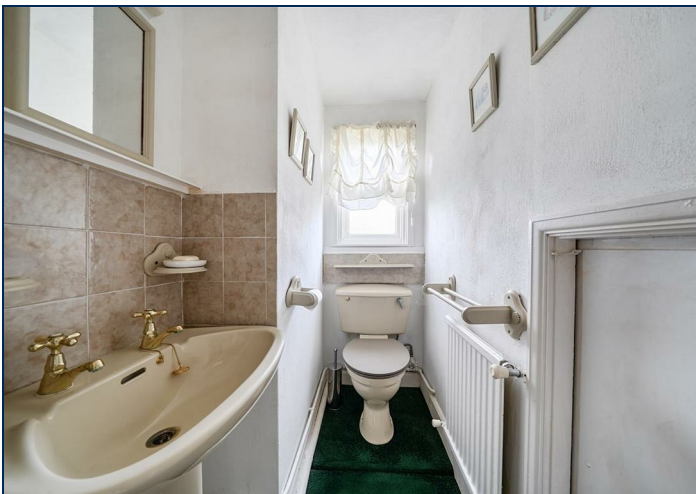
TENURE: Freehold

PROPERTY TYPE:

PROPERTY CONSTRUCTION: Timber and part block construction

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

PARKING: Private drive by garage and vehicular access to the paddocks adjoining



FLOOD RISK: Zone 1
TITLE NUMBER/S: K558282/K455355/KK246277
LOCAL AUTHORITY: Folkestone & Hythe District Council
TAX BAND: E
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 – Boiler outside
SEWAGE: Septic Tank
WATER SUPPLY: Mains
ELECTRICITY SUPPLY: Mains
POOL HEATING : Electric /Pump Room

DISCLAIMER

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Areas, measurements and distances given are approximate only. 4. 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. 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 may be payable and may change without notice.

VIEWING ARRANGEMENTS

All Viewings are strictly by Appointment with the Vendors' Agent Equus Country & Equestrian, South East/South West
T: 01892 829014

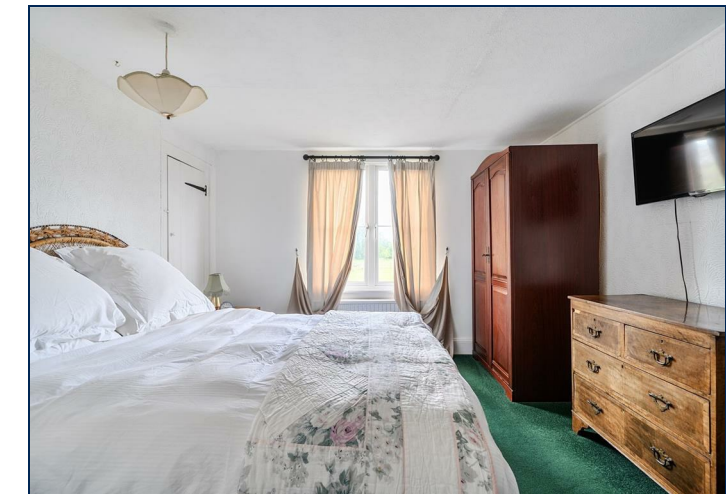
E: sales@equusproperty.co.uk

W: www.equusproperty.co.uk

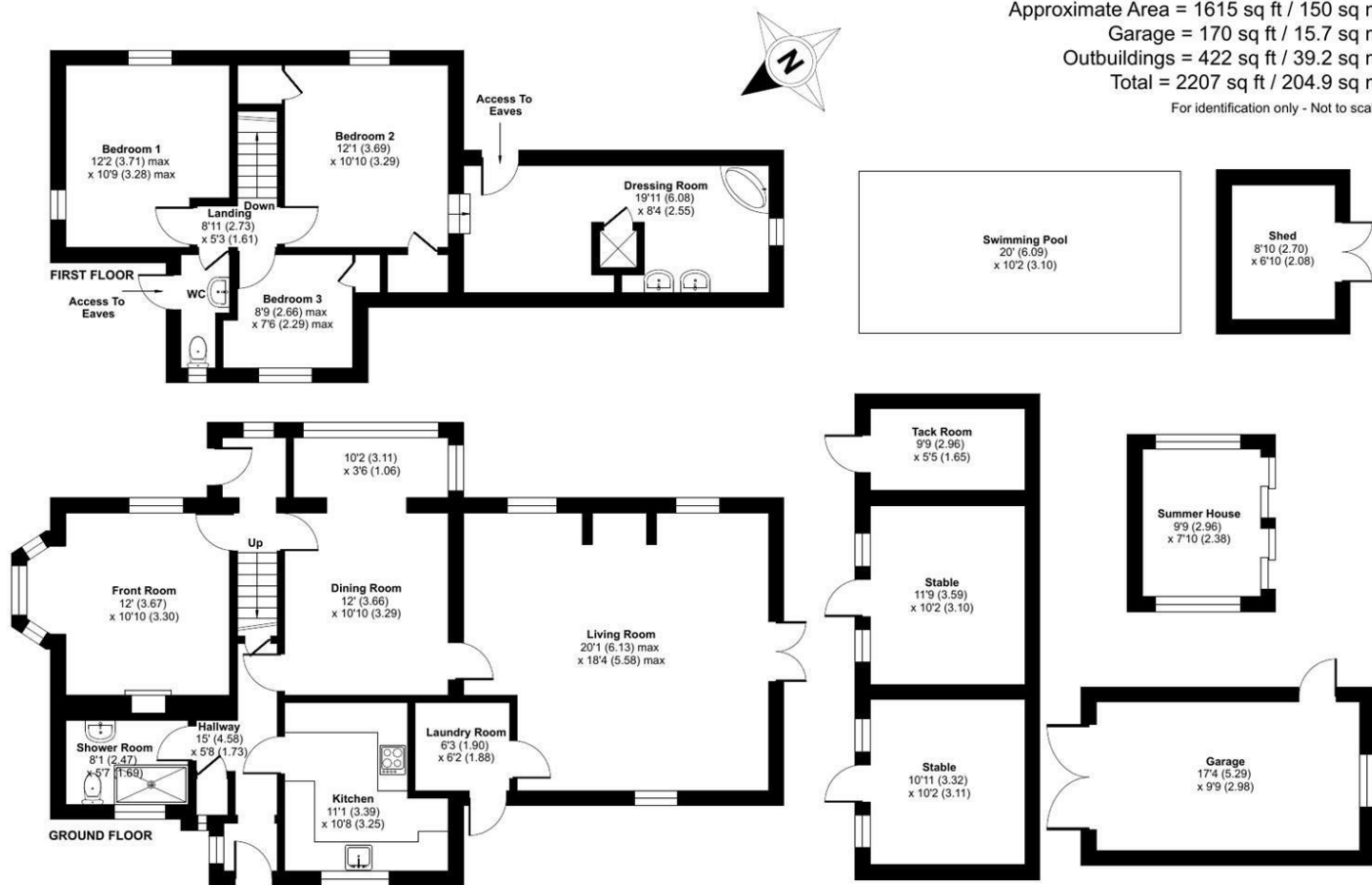
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By viewing a property with Equus you accept this disclaimer. If inspecting the outbuildings, equestrian facilities or any other building within the grounds you must wear appropriate clothing and footwear and children must be either left in the car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

Guide price £825,000



Approximate Area = 1615 sq ft / 150 sq m
 Garage = 170 sq ft / 15.7 sq m
 Outbuildings = 422 sq ft / 39.2 sq m
 Total = 2207 sq ft / 204.9 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Equus Property. REF: 1456955

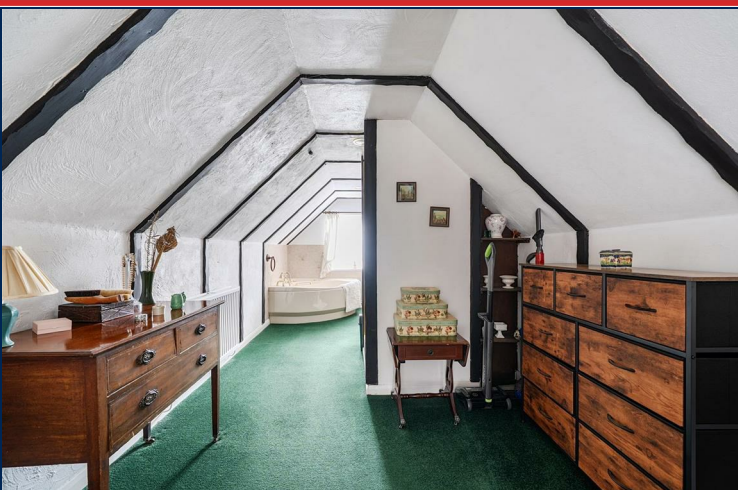


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	50	60

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		

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