



# COLINETTE FARM

Chart Lane, Brasted, Westerham, Kent, TN16 1LP





# EXCITING COMMERCIAL AND LIFESTYLE OPPORTUNITY

This unique property comprises a detached farmhouse, stables, sand school, established boarding kennels and storage business and planning for 6 safari-style glamping tents. All set in 55 acres of fields and woodland with wonderful views, ideal as a lifestyle business.



Local Authority: Sevenoaks District Council

Council Tax band: H

Tenure: Freehold





## FARM HOUSE EXTENDING TO 4,220 SQ FT

The heart of the home is the bespoke kitchen complete with an extensive range of cabinets with granite worktops, a pantry cupboard, and central island with breakfast bar. Bi-fold doors lead out to the decked terrace, and the adjacent utility/boot room provides additional storage and space for laundry appliances, along with a WC.

The main reception rooms include a spacious sitting room, playroom and family room. A ground floor bedroom with ensuite and adjoining playroom could be ideal as ancillary accommodation and benefits from its own external access with ramp. A boot room/study and an additional WC complete the ground floor.

The principal bedroom enjoys fitted wardrobes, private balcony and contemporary ensuite bathroom. Five further bedrooms, including one with its own ensuite shower room and dressing room and a family bathroom complete the first floor. A substantial attic space offers further potential.

















## GROUNDS, EQUESTRIAN FACILITIES & OUTBUILDINGS

Tucked away down a country lane, this unique property features a range of buildings, stables and established boarding kennels with a current commercial rating and active business rates, along with a variety of storage units. All outbuildings benefit from official Certificates of Lawfulness issued by Sevenoaks District Council, confirming that commercial operations have previously been run from the site, and can do so in the future.

The site also offers outstanding potential for further business development, with full planning permission already granted for six safari-style glamping tents, making it ideal for those seeking a lifestyle business in tourism or leisure.

In addition, the extensive stabling and tack room alongside the covered sand school provide fantastic equestrian facilities.

Nestled in a highly private and secluded location, the heart of the property, where the main house and outbuildings are positioned, is enveloped by the enchanting ancient woodland known as The Great Wood. The surrounding fields rise gently to offer panoramic views over the beautiful North Downs, while still being conveniently close to local amenities.



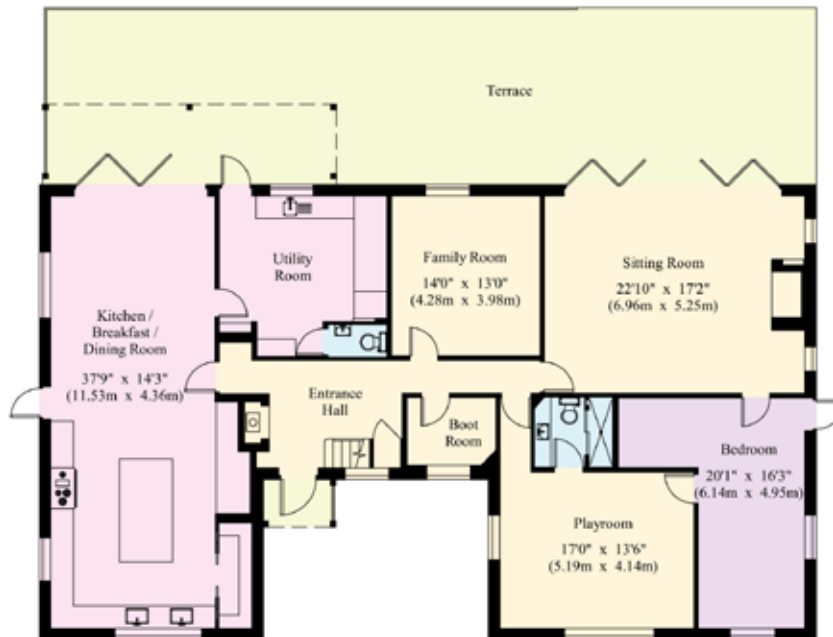
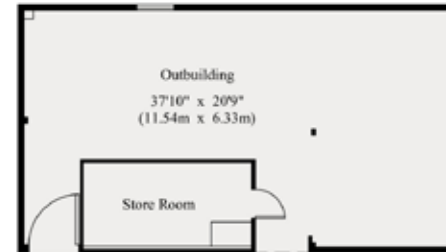




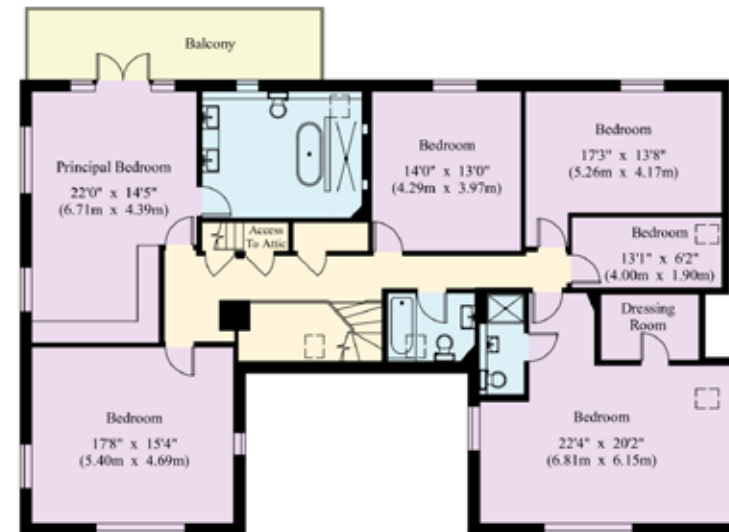


## Colinette Farm

House - Gross Internal Area : 392.1 sq.m (4220 sq.ft.)  
Outbuilding - Gross Internal Area : 72.9 sq.m (784 sq.ft.)



Ground Floor



First Floor



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Approximate Gross Internal Area = 392.1 sq m / 4220 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)





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