Coxsole Farm
Stelling Minnis | Canterbury | Kent | CT4 6AQ

FINE & COUNTRY

STEP INSIDE

Set amidst the celebrated open landscape of Stelling Minnis and occupying a generous 1.566 acre plot, this is a rare opportunity to acquire a Grade II Listed Kentish farmhouse, a substantial attached annexe and an exceptional range of outbuildings, all enjoying a peaceful rural setting with tremendous scope for future enhancement. Rich in character and history, the original farmhouse retains a wealth of period features including exposed beams throughout and traditional brick fireplaces and has been prepared by the current owners for renovation, creating an exciting opportunity for a new custodian to restore and reimagine this charming historic home to their own specification. The accommodation begins with an entrance hall leading to a welcoming sitting room centred around a brick fireplace with woodburning stove, while a separate living room provides a further reception space with its own fireplace and period character. Beyond lies a dining area which opens into the former kitchen, now removed and ready for replacement, together with a separate garden room overlooking the grounds and pond. A utility area and rear hallway lead through to a shower room and provide access to the attached annex. Upstairs, the farmhouse offers three bedrooms arranged around a central landing, including a principal bedroom with adjoining washroom, alongside a family bathroom.

The attached annexe, originally connected to the farmhouse during the 1980s and significantly extended in 2009, offers spacious and highly versatile accommodation that is ready for immediate occupation while renovation works are undertaken to the main house or alternatively provides an ideal solution for multi-generational living. The ground floor includes a kitchen and dining room, a separate utility room and cloakroom, and an impressive lounge where exposed beams and a brick fireplace with woodburning stove echo the character of the original farmhouse. Also situated on the ground floor is a generous bedroom suite incorporating a dressing room and en-suite bathroom, providing the option of single-level living. The first floor centres around a spacious landing, perfectly suited as a home office or study area, and leads to three further bedrooms together with a shower room, ensuring ample accommodation for family and guests alike.

Approached via a driveway that sets the property back from the road within the famous Minnis itself, the grounds immediately convey a sense of space and privacy. Broad front gardens flank the approach, which continues into the original farmyard where the farmhouse, annex and extensive outbuildings are arranged. These buildings form a particularly impressive feature of the property and include a substantial barn incorporating multiple stores, a two-bay carport and log store, together with an attached Dutch barn. A further detached outbuilding provides former stables and additional storage areas, while another building, currently utilised as a home gym, sits within the rear garden. Collectively, these structures offer enormous potential for a variety of uses, whether for storage, workshops, hobbies, home working or, subject to all necessary consents, future conversion opportunities.

The gardens and grounds themselves are equally appealing, with mature planting creating a delightful backdrop to the house and outbuildings. The large pond provides an attractive focal point, while a productive vegetable garden and extensive areas of lawn offer plenty of space for gardening, recreation and outdoor entertaining.

SELLER INSIGHT

This has been a much-loved family home for many years and has adapted wonderfully as our family's needs have changed over time. The annex has allowed different generations to live independently while remaining close together, and the flexibility the property offers has been invaluable. We have enjoyed the space, the gardens, the character of the farmhouse and the unique setting within Stelling Minnis, and it has provided the backdrop to countless happy memories. Living here, surrounded by the open Minnis and beautiful Kent countryside, has always felt wonderfully peaceful, yet we have never felt isolated. The village has a genuine sense of community, with its local shop, pub, primary school and church all contributing to the special atmosphere that makes Stelling Minnis such a sought-after place to live. We have spent countless hours enjoying walks directly from the doorstep across the Minnis and surrounding countryside, and it is a location that offers an exceptional balance of rural tranquillity and everyday convenience.

*The decision to move on has not been an easy one, but we feel the time is right for someone new to take the farmhouse forward. While the annex provides comfortable accommodation ready to enjoy from day one, the main house is now prepared for renovation and offers an exciting opportunity for a new owner to put their own stamp on a historic building and complete the next stage of its story. For us, one of the property's greatest attractions has always been the ability to enjoy country living without compromising on accessibility. Canterbury is within easy reach and provides an excellent range of shopping, leisure and educational facilities, while Ashford offers High Speed rail services to London. The Channel Tunnel and Port of Dover are also readily accessible, making travel both within the UK and to the Continent remarkably convenient. We hope the next custodians will embrace the opportunity to create something truly special here and enjoy the setting and its remarkable potential as much as we have over the years.**

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

Travel

By Road:	
Canterbury	8.5 miles
Hythe	10.8 miles
Channel Tunnel	8.2 miles
Ashford International	12.5 miles
Dover Docks	23.0 miles
Gatwick Airport	82.6 miles
Charing Cross	66.3 miles
By Train from Ashford International	
St Pancras	36 mins
Charing Cross	1hr 16 mins
Victoria	1hr 22 mins
Paris (Eurostar)	2hrs 22mins

Leisure Clubs & Facilities

Etchinghill Golf Club	01303 862929
Roundwood Golf Club	01303 862260
Elham Sports Centre	01303 840485
Bursted Manor Riding Centre	01227 830568

Healthcare

The Surgery	01303 862109
New Lyminge Surgery	01303 863160
Elham and Hawkinge Surgery	01303 840213
William Harvey Hospital	01233 633331
Kent and Canterbury Hospital	01227 766877
Chaucer Hospital	01227 825100

Education

Primary/Prep Schools:	
Stelling Minnis Primary	01227 709218
Bodsham Primary	01233 750374
Ashford School (Prep)	01233 625171
Kings Junior	01227 714000
Kent College Junior	01227 762436
St Edmunds Junior	01227 475601
Secondary Schools:	
Harvey Grammar for Boys	01303 252131
Folkestone School for Girls	01303 251125
Simon Langton Girls Grammar	01227 463711
Simon Langton Boys Grammar	01227 463567
King's School, Canterbury	01227 595501
Kent College	01227 763231
St Edmunds	01227 475632
Ashford School	01233 625171

Entertainment

Marlowe Theatre	01227 787787
Gulbenkian Theatre	01227 769075
Leas Cliff Hall	01303 228600
Rose and Crown	01227 709265
Abbots Fireside	01303 840566
Abode Hotel	01227 766266

Local Attractions / Landmarks

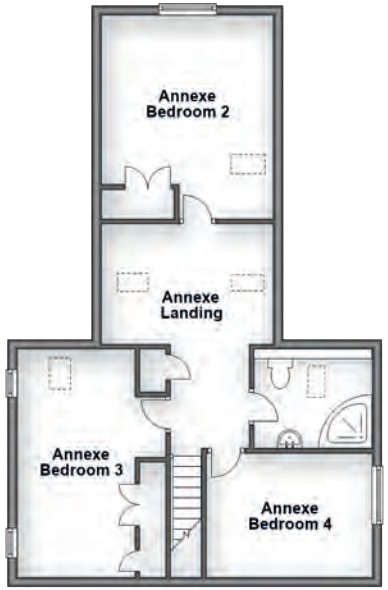
Stelling Minnis Windmill
Lyminge Forest
Romney, Hythe & Dymchurch Railway
Lympne Castle and Saltwood Castle
Port Lympne Animal Park
Dover Castle and Secret War Tunnels
Canterbury Cathedral

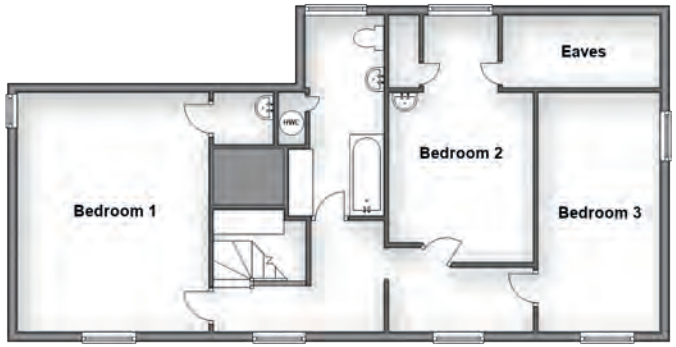
Ground Floor

Approx. 198.9 sq. metres (2141.3 sq. feet)

First Floor

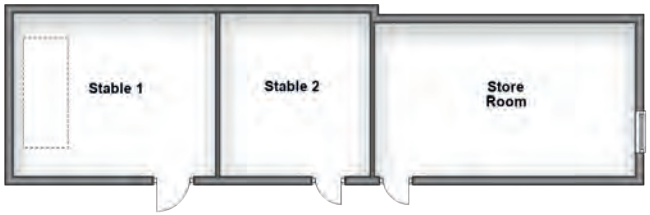
Approx. 135.7 sq. metres (1461.1 sq. feet)



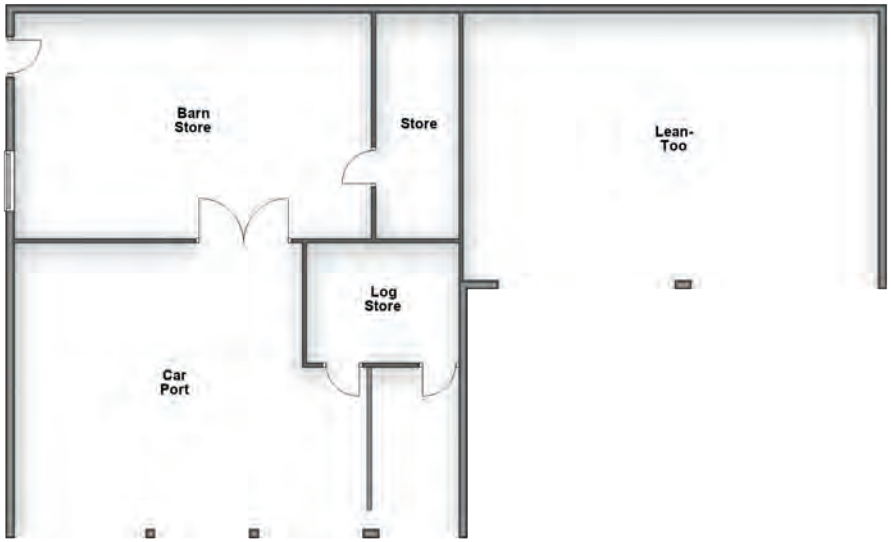


Outbuilding 1
Approx. 17.2 sq. metres (185.7 sq. feet)

Outbuilding 2
Approx. 51.1 sq. metres (550.0 sq. feet)



Outbuilding 3
Approx. 176.4 sq. metres (1898.7 sq. feet)



SPLIT LEVEL GROUND FLOOR

Entrance Hall	
Sitting Room	23'9 x 13'1 (7.24m x 3.99m)
Living Room	15'5 x 12'0 (4.70m x 3.66m)
Dining Area	16'4 x 10'9 (4.98m x 3.28m)
Former Kitchen	18'6 x 7'8 (5.64m x 2.34m)
Garden Room	16'11 x 6'11 (5.16m x 2.11m)
Utility Area	11'0 x 7'8 (3.36m x 2.34m)
Rear Hallway	9'11 x 4'5 (3.02m x 1.35m)
Shower Room	5'4 x 5'0 (1.63m x 1.53m)

SPLIT LEVEL FIRST FLOOR

Landing	
Bedroom 1	16'2 x 12'11 (4.93m x 3.94m)
Wash Room	
Bathroom	13'6 x 5'4 (4.12m x 1.63m)
Bedroom 3	17'11 into bay x 10'1 (5.46m x 3.08m)
Bedroom 2	16'0 x 8'1 (4.88m x 2.47m)

ANNEXE GROUND FLOOR

Kitchen/Diner	16'11 x 12'9 (5.16m x 3.89m)
Utility Room	7'11 x 7'2 (2.41m x 2.19m)
Toilet	7'2 x 3'2 (2.19m x 0.97m)
Living Room	21'6 (6.56m) x 15'2 (4.63m) narrowing to 10'10 (3.30m)
Hallway	
Bedroom 1	12'5 x 10'2 (3.79m x 3.10m)
Walk In Wardrobe	7'11 x 7'0 (2.41m x 2.14m)
En Suite Shower Room	6'7 x 6'1 (2.01m x 1.86m)

ANNEXE FIRST FLOOR

Bedroom 2	13'8 x 11'7 (4.17m x 3.53m)
Bedroom 3	15'2 x 7'10 (4.63m x 2.39m)
Bedroom 4	10'10 x 8'4 (3.30m x 2.54m)
Shower Room	7'7 x 6'7 (2.31m x 2.01m)
Landing/Study	

OUTBUILDING

Barn Store	26'5 x 16'5 (8.06m x 5.01m)
Barn Store	16'9 x 11'10 (5.11m x 3.61m)
Car Port	

OUTBUILDING

Stables x2
Stores
Log Store

OUTSIDE

Front Garden
Rear Garden
Pond
Outbuilding – Gym
Vegetable Garden
Greenhouse
Dutch Barn

The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK

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 © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed 19.10.2026

FINE & COUNTRY

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