

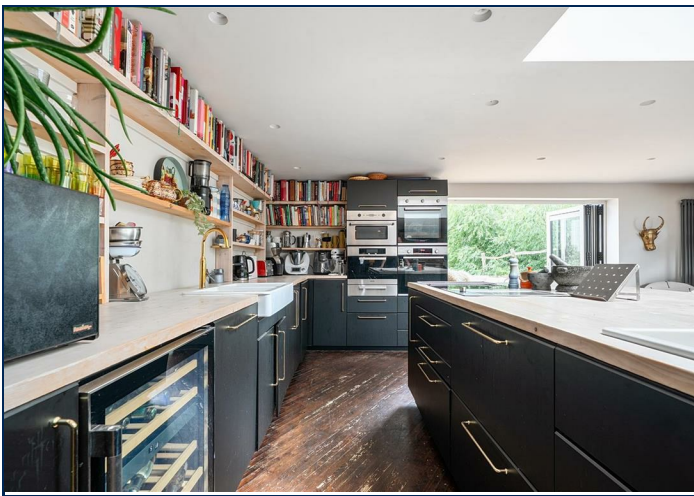


EQUUS

Country & Equestrian



YOAKES COTTAGE



YOAKES COTTAGE, Ashford Road, Romney Marsh, Kent TN29 0AJ

CHAIN FREE - This charming equestrian and country property is surrounded within 2.83 acres (*TBV) and offers a unique blend of historical character and convenience. Ideal family home with excellent equestrian facilities including stables and riding arena. Originally built in 1825, the residence has been thoughtfully extended and refurbished, now boasting an impressive 3,095 square feet of living space with 4 bedrooms across three floors, complemented by a detached one bedroom annex suitable for guests or extended family accommodation.

The heart of the main home is a stunning open-plan downstairs layout kitchen, dining and breakfast room with integrated appliances, walk-in pantry, utility room and bi-fold doors opening onto generous terraces to the side and rear, the ground floor open plan space includes a cosy snug and living room, both with log burners with a separate study, cloakroom and a double bedroom with en-suite. Three further bedrooms, a family bathroom, shower room and separate WC occupy the upper floors. The detached annex is adjacent to the property and has been cleverly converted from a former double garage into an open plan modern kitchen/living room and first floor double bedroom and en suite shower.

Outside, the property is well equipped for equestrian use, featuring five stables, a 60m x 20m Mark Scott riding arena, four fenced paddocks with mains water and drinkers in each, a large yard and a range of useful outbuildings including workshops, hay storage, a double garage, converted container office and summer house. Attractive lawned gardens with an array of trees and shrubs offer spacious entertaining terraces adjoining the side and rear and multiple parking areas with 2 separate entrances to complete this versatile property.

Nestled in the picturesque rural setting of Romney Marsh near Ashford in Kent is not just a home; it is a lifestyle choice for those who appreciate the beauty of rural living combined with the joys of horse ownership. With its rich history and modern enhancements, this residence is a rare find in the

Kent countryside along with the added benefit of good access to road and rail networks to London and beyond.

LOCATION & AREA AWARENESS

The property is situated about 0.75 mile south east of Ivychurch village centre with wider facilities available in nearby New Romney, about 2 miles to the south. Hamstreet village is about 5 miles to the north and offers a wider range of village facilities including a railway station connecting with Ashford International Station. The historic town of Tenterden is about 10 miles to the north west and the hilltop town of Ryewith its famous cobbled streets and olde worlde shops is about 8 miles to the south west. The thriving and fastgrowing town of Ashford is just under 10 miles to the north and quickly accessible via the A2070. This provides direct access to the M20 motorway (junctions 9 and 10) and the international passenger station which provides a main line service to London Charing Cross and the high-speed service to London St. Pancras (in around 37 minutes).

MATERIAL INFORMATION & SERVICES

TENURE: Freehold

PROPERTY TYPE: Detached / **PROPERTY CONSTRUCTION:** brick construction, timber clad, tiled roof, extension is modern thermalite block construction with cavity wall and fibreglass roof

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

EXTENSIONS : 2014 Annex ref Y14/1018/SH Kitchen Ref Y14/0003/GPD

PARKING: Off road multiple 2 x entrances main house electric gates

TITLE NUMBER: K260757

LOCAL AUTHORITY: Folkestone & Hythe District Council / **TAX BAND:** E
EPC RATING: 58/76 - Certificate number 0310-2910-7630-2076-7551- Full ratings & advisories/estimated costs are now online at the .gov web site: <https://find-energy-certificate.digital.communities.gov.uk/>

SERVICES - HEATING: Main House Oil Central Heating – Annex Electric

SEWAGE: private water treatment plant / **WATER SUPPLY:** mains not metered / **ELECTRICITY SUPPLY:** mains - **ANNEX:** separate supply/meter

INTERNET & PHONE CONNECTIONS: Currently via Starlink or V Fast, no





fibre, Upload Speed: Starlink 250/100mpbs Starlink,25/10mps Vfast.Mobile Connection 5G. House is Networked throughout for computers and has smart lighting throughout
ALARMS FITTED: Externally networked for CCTV, house alarm & fire alarm

LAND & GROUNDS

The whole site is 2.8 acres (*TBV) which include the house,annex,buildings/stables and drives. *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.

HELPFUL WEBSITE LINKS

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

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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.

DISCLAIMER

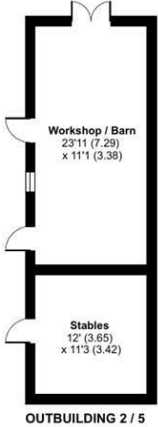
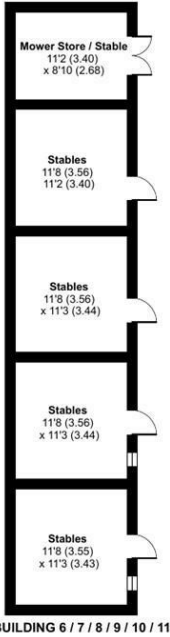
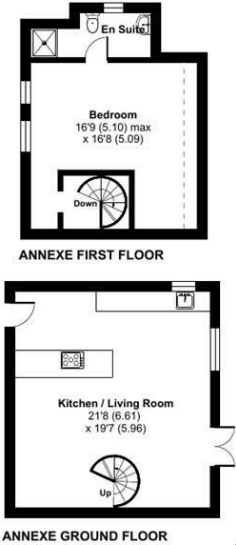
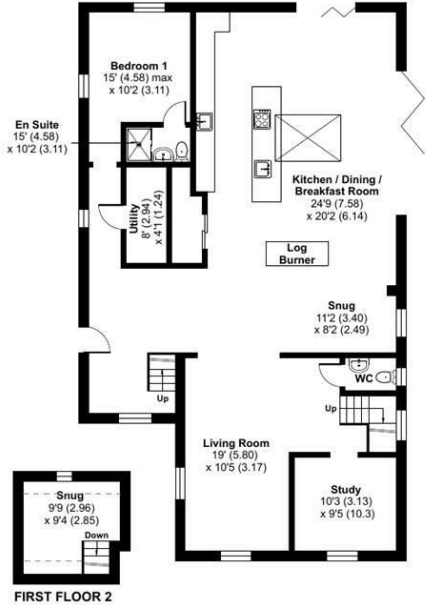
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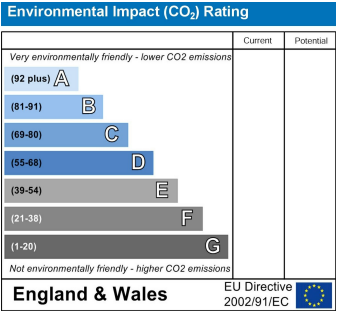
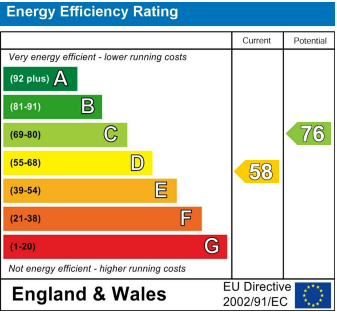
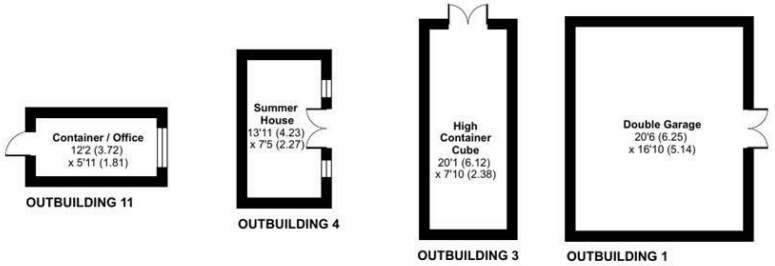
Guide price £995,000

Main House = 2361 sq ft / 219.3 sq m
Annexe = 734 sq ft / 68.1 sq m
Limited Use Area(s) = 90 sq ft / 8.3 sq m
Outbuildings & Stables = 1703 sq ft / 158.2 sq m
Total = 4888 sq ft / 453.9 sq m
For identification only - Not to scale

Denotes restricted
head height



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: 1494390



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