



EQUUS

Country & Equestrian



CHARCOAL COTTAGE

CHARCOAL COTTAGE, Charcoal Lane, Canterbury, Kent CT4 6LZ



EQUESTRIAN & COUNTRY - Nestled in the picturesque Elham valley and set in 10 acres (*TBV) of mainly paddocks a charming detached 4/5 bedroom cottage with 1 bedroom annexe, stable yard, outbuildings, swimming pool and all weather floodlit tennis court offering ideal options for extended family living.

EQUESTRIAN & OUTBUILDINGS

The equestrian facilities are set within the curtilage of the gardens to the rear, featuring a Grand National U-shaped stable block and secure yard with six stables, covered walkway with sliding doors, haybarn, straw barn, with options to use stables for Rug/Feed/Tack rooms if required.

Adjoining the house and to the side are 5 fenced paddocks of various sizes with vehicular access direct from the lane before the cottage leading past the annexe and to the rear of the stable yard with sufficient parking area for lorries / trailers and haybarn access. Ample space for potential Manège, (subject to relevant planning).

As part of the sale there is a further piece of land with redundant farm buildings across the lane from the cottage. The vendors recently put in a PRE APP to the local authority for conversion of the buildings to holiday accommodation which received a positive response.

THE COTTAGE & ANNEXE

The cottage was sympathetically rebuilt in 2000 with great detail and quality, with a wealth of exposed oak timbers, attractive oak doors and latches and a mix of oak flooring and ceramic tile flooring throughout, offering all the charm of an old property but with modern updates.

The interior is deceptively spacious with well-proportioned rooms including: Country Style Farmhouse Kitchen/Breakfast Room, granite surfaces, AGA, electric cooker and a range of integral appliances. The comfortable Sitting Room has an inglenook fireplace and at the opposite end a log burning stove, a short inner hallway leads to a Downstairs Shower Room/Cloakroom, Study/4th Bedroom.

A feature oak staircase leads to the first floor and splits both ways branching left to the Master Suite with double bedroom vaulted ceiling, dressing room & adjoining spacious bathroom and adjacent Double Bedroom and to the right a further Double Bedroom and Family Bathroom.

The detached 2 bedroom annexe lies within the curtilage of the gardens with it's own access, parking space, ground floor Kitchen/Dining/Lounge with separate bedroom, shower room and further first floor bedroom.

LOCATION & AREA AWARENESS

The idyllic hamlet of Bladbean is situated in the Elham Valley, deep in the heart of the North Downs within the Kent Downs AONB. The villages of Elham (2 miles) and Barham (3 miles), offer a good selection of day-to-day amenities including village shops, public houses, churches, village halls, GP surgery and primary schools. The nearby Cathedral City of Canterbury (7 – 8 miles) offers a wide range of independent retailers and major stores, together with excellent dining and cultural amenities including theatres and cinemas. Communication links are excellent: Folkestone West and Canterbury Train stations offering High-Speed services to London St Pancras International. The nearby M20 and A2 provide direct access to the motorway

network. The area has good access to the Continent via Eurotunnel and the Port of Dover. The local area offers a good selection of state primary and secondary schools including boys and girls grammar schools in Canterbury & Folkestone together with an array of independent schools: The King's School, St Edmund's School and Kent College.

The location offers excellent quiet rural hacking on its doorstep with public bridlepaths and nearby Covert, Madams and Elham Park Wood providing a great variety of circular rides together with good walking and cycling options. Local equestrian centres nearby include Breach Barn, Willow Farm, Saddlesdane, Denne Hill and Bigberry

OUTSIDE & LEISURE

Mature landscaped gardens of around 1 acre (*TBV) surround the property with a central pathway to the front door and stepping stones lead around both sides to the rear. There is a variety of mature shrubs and specimen trees throughout the front and rear gardens with 2 charming water features, two existing wells and a sheltered south facing terrace adjacent to the house at the rear. Meandering pathways through rear lawns lead to the nearby stable yard, enclosed walled outdoor swimming pool and pool room and all-weather floodlit tennis court. Large parking area with direct access to the lane.

LAND & GROUNDS

The whole site in total is 10.28 acres (*TBV) TITLE NUMBER K69365 - HOUSE/GARDENS/TENNIS COURT & STABLES (1.06 acres *TBV). TITLE NUMBER K627182 - PADDOCKS to rear & opposite (9.21 acres *TBV).

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

TENURE: Freehold

PROPERTY TYPE: Detached / PROPERTY CONSTRUCTION: Solid green oak frame with solid masonry of reclaimed bricks and Kent peg tiled roof.

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

PARKING: Multiple off road with two private driveways

TITLE NUMBER: K69365/K627182 (Freehold)

LOCAL AUTHORITY: Folkestone & Hythe District Council

TAX BAND: G

EPC RATING: D/C Certificate Number: 0301-2552-3550-2625-7041- Full ratings & advisories/estimated costs are now online at the .gov web site: <https://find-energy-certificate.digital.communities.gov.uk/>

ANNEX





PROPERTY TYPE: Detached PROPERTY CONSTRUCTION: Brick with timber cladding
TAX BAND: B
EPC RATING D/B Certificate Number: 9000-5628-0422-7528-3553

SERVICES & OUTGOINGS

MAIN HOUSE

HEATING: Oil / SEWAGE: Septic Tank / WATER SUPPLY: Mains / ELECTRICITY SUPPLY: Mains
BROADBAND: Standard 8 Mbps 0.9 Mbps Good / Superfast 80 Mbps 20 Mbps Good / Ultrafast 1800 Mbps 220 Mbps Good - see useful website links.

MOBILE COVERAGE: OFCOM says - Indoor all networks Limited / Outdoor - EE Currently Using / Three Likely / O2 Likely / Vodafone Likely - see useful website links.

ANNEX

HEATING: Electric Heaters SEWAGE/WATER SUPPLY/ELECTRICITY SUPPLY - supplied from the main house

SWIMMING POOL (in need of some refurbishment) 32ft x 16ft Hopper Pool.

ELECTRIC/WATER: supplied from main house

HEATING: Air Source Heat Pump POOL ROOM: WC, Shower Room HEATING: Oil Fired Boiler

AGENTS NOTE: There is a public footpath running alongside the stable yard driveway, which then crosses the neighbour's field and then continues diagonally across the property's largest paddock.

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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VIEWINGS 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

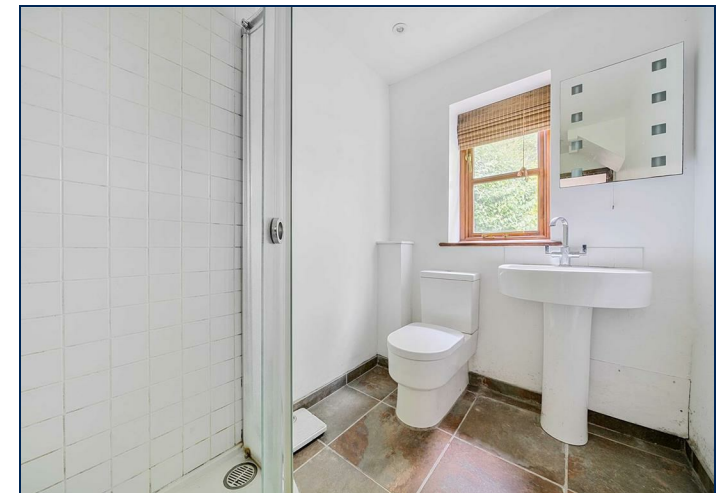
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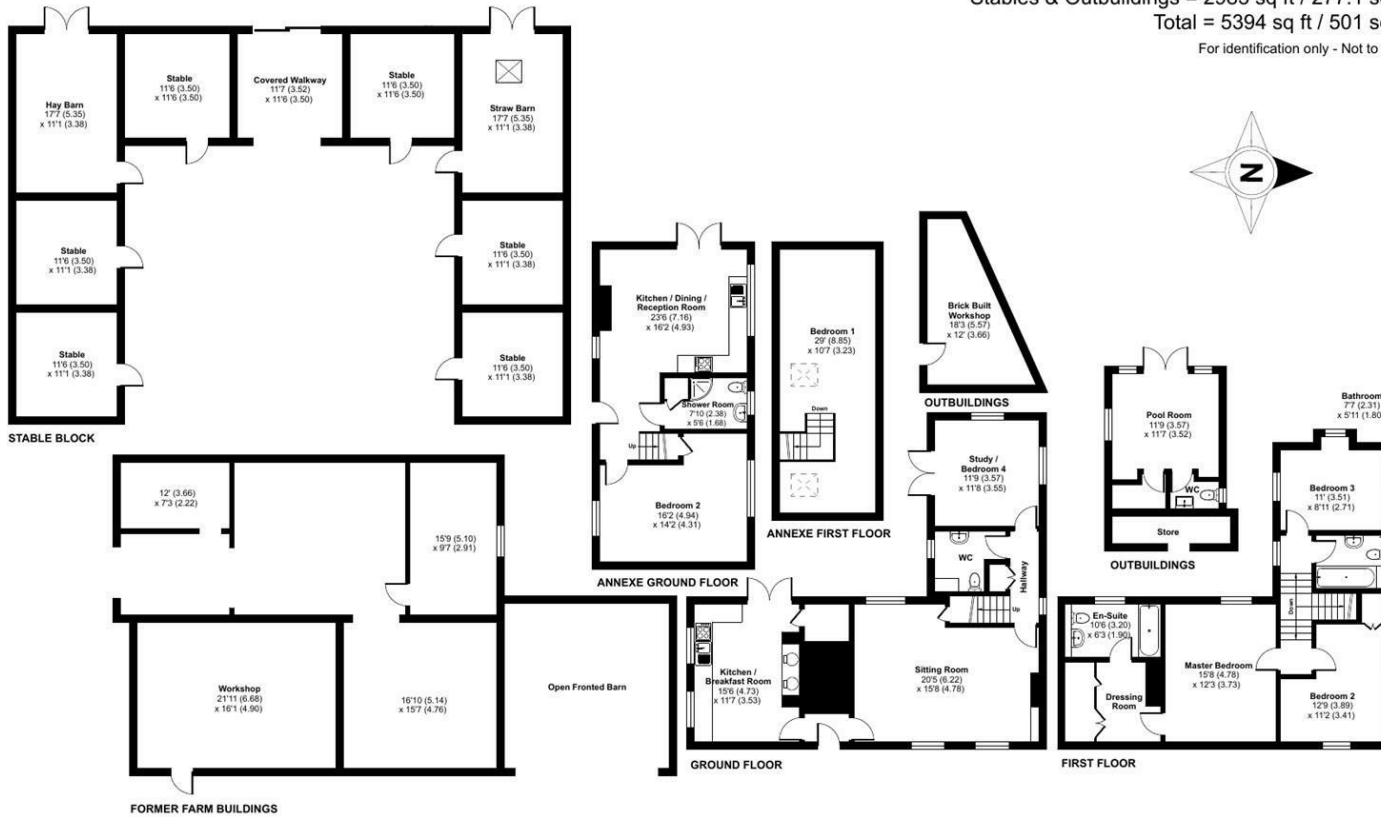
DIRECTIONS

What Three Words: Monument Enchanted Digests takes you to the front gate of the property.



Guide price £1,375,000

Main House = 1545 sq ft / 143.5 sq m
 Annexe = 866 sq ft / 80.4 sq m
 Stables & Outbuildings = 2983 sq ft / 277.1 sq m
 Total = 5394 sq ft / 501 sq m
 For identification only - Not to scale



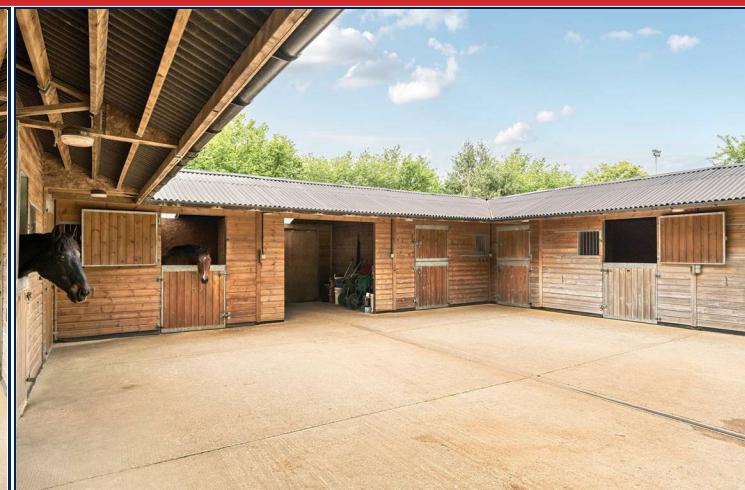
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Equus Property. REF: 1298303

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	66	77

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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