



EQUUS

Country & Equestrian



HAZELHOPE BARN

HAZELHOPE BARN, Stalisfield Green, Faversham, Kent ME13 0HY



Equestrian Tie removed: A unique opportunity to purchase an immaculately presented 2 bedroom detached Equestrian Property set in 8.89 acres (*TBV) with superior equestrian facilities located in a delightful rural position within the Hamlet of Stalisfield near Faversham.

EQUESTRIAN

The detached barn has been converted to an exceptional standard with a split level of stabling on the lower floor and above an impressive first floor 2 bedroom luxury apartment with mains electricity and the benefit of Solar Panels with a "Tessler Powerwall 3" battery storage system. The property is also registered under the Feed in Tarif Scheme (FITS).

The well-equipped Equestrian facilities on the ground floor include: American Barn style Stabling which is a light and well-ventilated stable barn. It has 5 good varying size internal loose boxes, (with stable comfort flooring installed/bespoke opening windows). There is a Solarium & Hot Shower Bay, tack room/rug room, (housing main boiler and pressurised hot water tank and water booster reservoir tank) and separate toilet.

Adjacent and professionally installed is a Robert Brazil (40m x 20m) outdoor riding arena with (soft track sand/rubber fibre surface).

To the right of the barn is a smaller detached barn with an internal office and useful storage for machinery and a feed store. There are expansive parking areas to the front and side drive entrance for horse boxes/trailers and other vehicles.

The land is opposite and wraps partly round the barn a total around 8.89 acres (*TBV) divided into 5 paddocks of varying sizes. These are fenced to boundaries and individual paddocks with high tensile equestrian stock fencing and electric rope along the very top, which is connected to the mains power. There are connecting gates between paddocks with automatic

waterers, along with mobile field shelters.

The whole presents as an ideal base for a professional/keen amateur rider/trainer with its excellent purpose-built facilities.

THE PROPERTY

The delightful first floor apartment above the barn has views over the paddocks and gardens and is light and spacious. It has a modern fitted kitchen with a range of fitted cupboards, with integral appliances including double electric oven with LPG gas hob and extractor fan, dishwasher, 2 fridges, quooker boiling water tap and water filtration. Adjacent is the open plan living/dining room and separate utility room. There is a door from the reception area leading to a family bathroom, bedroom 2 and the master bedroom with en - suite.

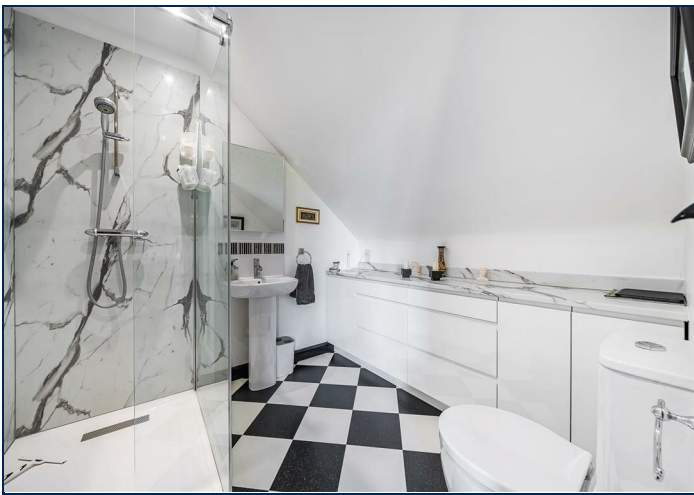
A wonderful outside garden space offers a great place to relax at the end of the day with 2 lawned areas of borders of attractive flowers including a rose garden and various shrubs and a superb seated area for Al Fresco dining.

LOCATION & AREA AWARENESS

The property is situated on a rural quiet country lane in the delightful Hamlet of Stalisfield within the Area of Outstanding Natural Beauty. It is located on top of the North Downs so benefits from far reaching views as far as Whitstable. There are superb walks and cycling routes as well as the fabulous circular hacks on quiet country lanes.

A short walk will take you to The Plough which is an award winning gastro pub. The local village of Charing is around 3.6 miles away and has a choice of shops, amenities along with a primary school and an excellent doctor's surgery. The sprawling market town of Ashford is approximately 7 miles away with an excellent range of shopping, including a designer outlet with leisure and educational facilities. Transport links are well supported with Ashford International and its high speed service to London St Pancras in 37 minutes, as well as several other mainline stations within a 10 miles radius with Charing being the nearest. Access to the major roads is good. Both junction 8 & 9 of M20 are a 15 minute drive, Eurotunnel 20 minutes drive, M2 15 minutes drive and Dover harbour 40 minutes.





MATERIAL INFORMATION & SERVICES

TENURE: Freehold

PROPERTY TYPE: Detached Barn with first floor apartment and American Barn Equestrian stabling below.

PROPERTY CONSTRUCTION: Steel frame, concrete block and weatherboard cladding all under a clay roof

NUMBER & TYPE OF ROOM/S: (see floorplan)

PARKING: Multiple Areas

LOCAL AUTHORITY: SWALE BOROUGH COUNCIL

TITLE NUMBERS: K551430/K322146

TAX BAND : Flat Band C Stables qualify for small business rate relief so are zero rated

EPC RATING: B 87/B 87 Certificate number - 9739-3040-2203-9674-0200

<https://find-energy-certificate.digital.communities.gov.uk/>

FLOOD RISK: Zone 1

WATER SUPPLY: Mains water, pressurised water system, water booster tank reservoir holds around 350 litres

ELECTRICITY SUPPLY: Mains and Solar Panels fitted with Tesla Power Wall Battery Storage System FIT (feed in tariff scheme) .21p per kilowatt hour = approx.£1200 per year

(NB - There is a separate generator available by separate negotiation)

HEATING: Worcester Bosch Oil boiler, with air conditioning in the main bedroom.

DRAINAGE: Cess Pit

BROADBAND: Mobile router with average speed 54 -65. | MOBILE

COVERAGE: see useful website links.CCTV in stables needs updating.

AGENTS NOTE - FOOTPATH/RIGHT OF WAY - There is a public footpath to the North West boundary, from the neighbours field on the diagonal and goes in front of the barn and stables to the opposite field and road.

AGENTS NOTE - PLANNING CHANGE -This property can now be purchased without the requirement to run an equestrian business from the site planning ref 17/502918/FULL new Decision Notice Ref 26/501480/FULL 15/6/26



LAND

The whole area is 8.89 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.

VIEWING ARRANGEMENTS

All Viewings are strictly by Appointment with the Vendors' Agent Equus Country & Equestrian, South East/South West

T: 01227 706009

E: sales@equusproperty.co.uk

W: www.equusproperty.co.uk

DISCLAIMER: All prospective buyers view all properties for sale with Equus International Property Ltd at their own risk and neither the Agents, Joint Agents nor the Sellers take responsibility for any damage or injury however caused to themselves or personal belongings or property.

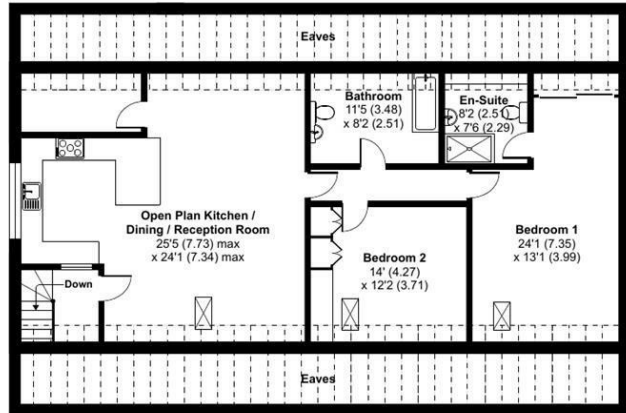
By viewing a property with Equus you accept this disclaimer. If inspecting the outbuildings, equestrian facilities or any other building within the grounds you must wear appropriate clothing and footwear and children must be either left in the car or supervised at all times. Livestock should not be touched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

DIRECTIONS

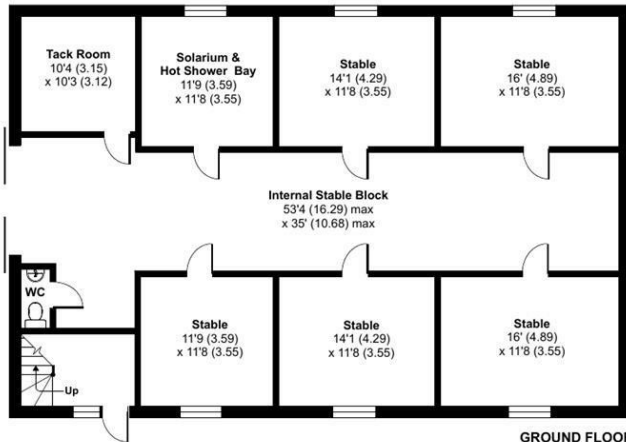
ME13 0HY What3Words = //composer.debt.flush

Offers in excess of £875,000





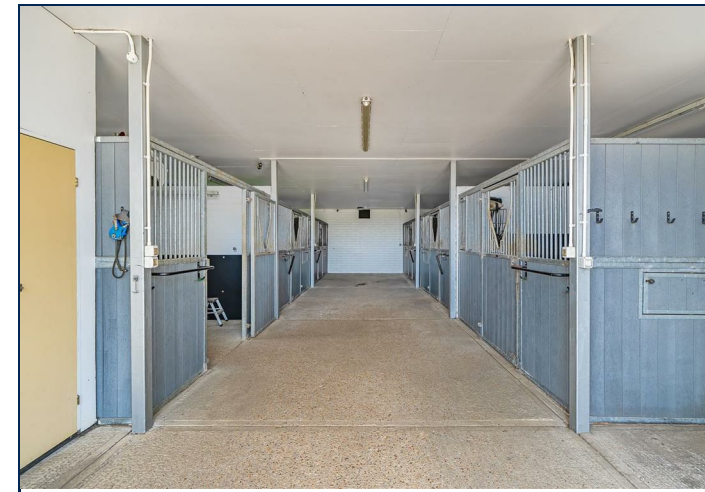
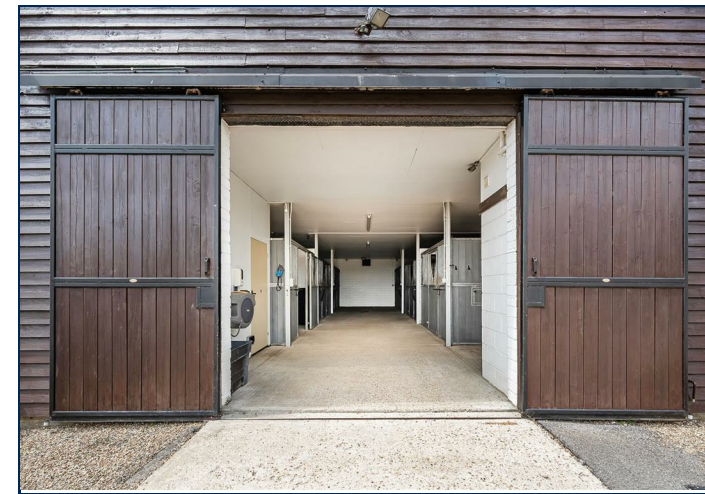
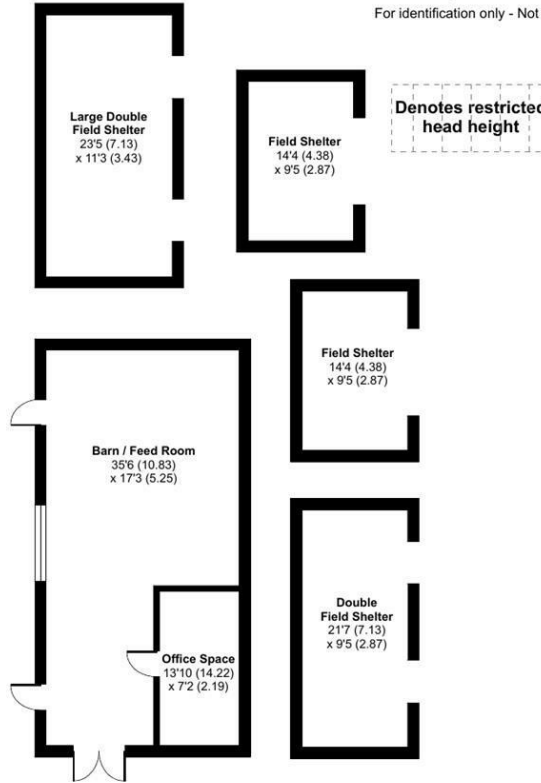
FLAT ABOVE THE STABLES



GROUND FLOOR

First Floor Flat Above Stables = 1360 sq ft / 126.3 sq m
 Limited Use Area(s) = 518 sq ft / 48.1 sq m
 Internal Stable Block = 1878 sq ft / 174.5 sq m
 Outbuildings = 1354 sq ft / 125.8 sq m
 Total = 5110 sq ft / 474.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Equus Property. REF: 1160507

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		87	87
(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		

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		

PROPERTYMISDESCRIPTION ACT 1991: Every care has been taken in the preparation of these particulars but their accuracy is not guaranteed and they do not form part of any contract. Descriptions are given in good faith and as an opinion of the agents, not as a statement of fact. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("information") may be relied upon as a statement of representation or fact. Neither Equus Property nor its Joint Agents have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of Equus Property or the seller/lessor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are reproduced for general information using a 24mm wide-angle lens and are not necessarily comprehensive nor current; no assumption should be made that any content shown are included in the sale nor with regards to parts of the property which have not been photographed. Reference to any particular use of any part of the property or to alterations is not intended to imply that planning or building regulations or any other consents have been obtained. We have not tested any appliances, services, heating systems or fixtures, and so cannot guarantee they are in good working order. Prospective purchasers should undertake their own tests, enquiries or surveys before entering into any commitment. The information in these particulars is given without responsibility on the part of the Agent or their clients. Neither the Agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property. These particulars are issued on the understanding that all viewings and negotiations are conducted through the agents.

NATIONAL ADVERTISING • LOCAL KNOWLEDGE • SPECIALIST ADVICE



www.equusproperty.co.uk

NATIONAL ADVERTISING • LOCAL KNOWLEDGE • SPECIALIST ADVICE



A member of



PrimeLocation.com

UKLAND and
FARMS.co.uk

