



EQUUS

Country & Equestrian



IFFIN FARMHOUSE



IFFIN FARMHOUSE, Iffin Lane, Canterbury, Kent CT4 7BE

NEW PRICE - A rare lifestyle property quietly positioned within 4 acres (*TBV) of mature gardens and paddocks, with an exceptional combination of main residence, income generation, land and future potential options.

At its centre is a charming 4 bedroom farmhouse of 2,815 sq. ft. built in part from circa 1760, complemented by 2 bedroom ancillary accommodation, established holiday lets and substantial outbuildings. Together, they create a highly adaptable environment suited to multi-generational living, creative enterprise or lifestyle-led business opportunities, with additional scope for enhancement or redevelopment, subject to the necessary consents.

Discreetly set within peaceful countryside yet remarkably well connected, the property combines the feel of a secluded rural retreat with fast access to London, the Kent coastline and European travel links. This balance of privacy, accessibility and flexibility is seldom found so close to a thriving Cathedral City.

GARDENS AND GROUNDS

The grounds have been thoughtfully arranged to provide both beauty and functionality, including paddocks, productive gardens, mature planting and natural ponds that enhance the sense of tranquility and seclusion. Separate access points allow the main residence and guest accommodation to operate independently, offering versatility for both personal and commercial use.

HOLIDAY LETS & OUTBUILDINGS

Refer to the online plan of all the outbuildings with shape and dimensions enclosed. Over 3,000 sq ft of outbuildings and former stables.

An attractive Detached character barn that has been converted into holiday lets

HOLIDAY LET 1 & 2 - Fully Accessible 2 Bedrooms, - 2 Bathrooms & Kitchen/Breakfast Room

HOLIDAY LET 3 - 1 Bedroom, 1 Bathroom, Kitchen/Breakfast Room.

HOLIDAY LET 4 - Detached Cottage, with Kitchen/Breakfast Room/Bedroom & bathroom with Detached Lounge.

FORMER STABLE BLOCK - Detached with a number of stables in total around 1,054 sq.ft. (in need of some refurbishment)

OTHER OUTBUILDINGS - 3 x Summer Houses (both with wi fi and electric installed) a Storage Shed and a former Cart Lodge

SITUATION & LOCATION

The property is situated in a rural location around 0.5 miles from the cathedral City of Canterbury and occupies a unique position within one of Kent's most desirable and strategically connected locations. The City of Canterbury is renowned for its heritage architecture, independent schools and cultural amenities. It's fast train links into London via Canterbury East & West stations offer a regular rail service to London Victoria, Charing Cross and Cannon Street and to the high-speed rail link of London St Pancras with a journey time of under one hour.

Ashford International station and the Channel Tunnel at Folkestone are both about 14 miles away and

provide regular Eurostar and shuttle services to the continent, whilst the A2/M2 motorway provides good access to both London and the Channel port of Dover. The surrounding countryside is ideal for those who enjoy outdoor pursuits, such as horse riding, walking and cycling. There are also numerous pretty villages nearby with typical village pubs to visit, giving you the ideal balance between city and country living.

MAIN HOUSE MATERIAL INFORMATION & SERVICES & OUTGO

MAIN HOUSE & INTEGRAL ANNEXE

TENURE: Freehold

PROPERTY TYPE: Detached Farmhouse (unlisted)

PROPERTY CONSTRUCTION: Brick

NUMBER & TYPE OF ROOMS: 4 bedrooms/3/4 Receptions - see attached floor plans.

PARKING: Ample parking for numerous cars on hard standing also including holiday lets

FLOOD RISK: Zone 1

TITLE NUMBER/S: K313111

LOCAL AUTHORITY: Canterbury City Council

TAX BAND: G

EPC RATING: Full ratings & advisories/estimated costs are now online at the .gov web site:

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

SERVICES

HEATING: Oil

SEWAGE: Septic Tank - Shared with Iffin Farm Bungalow next door - cost split

WATER SUPPLY: Mains

ELECTRICITY SUPPLY: Mains

OFFCOM - Mobile & Broadband

BROADBAND

Download Mbps / Upload Mbps - also see useful website links.

MOBILE COVERAGE

Indoor - EE / Vodafone / O2 / Three - also see useful website links.

Outdoor - EE / Vodafone / O2 / Three - also see useful website links.

SMALL BUSINESS TAX RELIEF - The whole site including the house and holiday lets has small business tax relief

HOLIDAY LETS - SERVICES & OUTGOINGS

WATER SUPPLY: Mains & Rain Water harvesting tank

ELECTRICITY SUPPLY: Mains from the detached house

HEATING: Electric heaters Cottage 4 & Polypipe underfloor heating in the holiday let barns

SEWAGE: Allerton sewage treatment plant

PROPERTY TYPE: Detached

PROPERTY CONSTRUCTION: Timber & Block

NUMBER & TYPE OF ROOMS: see attached floor plans

EPC RATING: Full ratings & advisories/estimated costs are now online at the .gov web site:

<https://find-energy-certificate.digital.communities.gov.uk/> for each holiday let and annex

BUSINESS FIXTURES are available by separate negotiation

LAPSED PLANNING: Rear Conservatory Ref: CA/10/01679/FUL



NATIONAL ADVERTISING • LOCAL KNOWLEDGE • SPECIALIST ADVICE



www.equusproperty.co.uk



LAND & GROUNDS

*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>

DISCLAIMERS

1. These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Equus International Property Ltd in the particulars as being factually accurate about the property, its condition or its value. Neither Equus International Property Ltd nor any joint agent has any authority to make any representations about the property, any information given is entirely without responsibility on the part of Equus International Property Ltd. 2. Please note that the material information is provided to Equus International Property Ltd by third parties and is provided here as a guide only. We advise you to confirm the details of any such information prior to any offer being submitted. We will use reasonable endeavours to update if there are changes as soon as practical. 3. The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT may be payable and may change without notice.

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

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

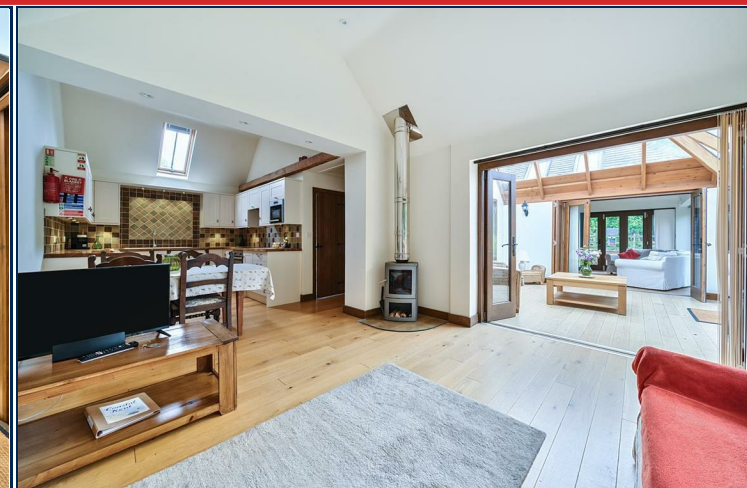


facilities or any other building within the grounds you must wear appropriate clothing and footwear and children must be either left in the car or always supervised. Livestock should not be touched and all gates left shut or closed after use.

Guide price £1,750,000



NATIONAL ADVERTISING • LOCAL KNOWLEDGE • SPECIALIST ADVICE



www.equusproperty.co.uk

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

