




Ladwood Farm


Acrise, Kent

A rarely available Downland farm. About 44 acres with numerous buildings and exciting opportunities.


Accessible to Canterbury and the coast, Ladwood Farm nestles in a hidden and very private valley within an Area of Outstanding Natural Beauty. The extensive range of buildings provide for a great variety of uses, and has provided a generous income as well as huge potential for future re-development.



GRADE II LISTED FARMHOUSE




SUBSTANTIAL NEW HOME POTENTIAL



3 BED LODGE & 2 BED GRANARY




EXTENSIVE WORKSHOPS, STABLES



27 ACRES OF PASTURE



3.5 ACRES OF WOODLAND



12 ACRES OF CHALK GRASSLAND



PARTS MAY SUIT VITICULTURE



GUIDE PRICE £3,000,000

Summary of accommodation

Ladwood Farmhouse

A Grade II listed 17th century farm house with charming period features, including exposed beams, an inglenook fireplace, a traditional Aga, and mellow brickwork adding warmth and character, with 5 beds.

The Granary

A flint and timber granary with original features of an old corn store, backing onto woodland, with ground floor store rooms and a 2 bed first floor residence.

Stable Lodge

Recently renovated to a very high standard. 3-bed residence with oak interior, marble tiling with silestone counter tops. Contemporary living space with vaulted ceilings imbuing a great sense of volume and luxury.

The Barn

An extensive traditional barn currently arranged as 2 holiday lets and a separate residence that provide a healthy income, with potential for adaptation, perhaps to a substantial new home.

The Games Room

An attractive 2 floor building with significant potential for development possibly conversion into 1 large dwelling or 2 smaller dwellings. Currently used as a games room with generous space for entertaining.

Up to 7 x Workshops

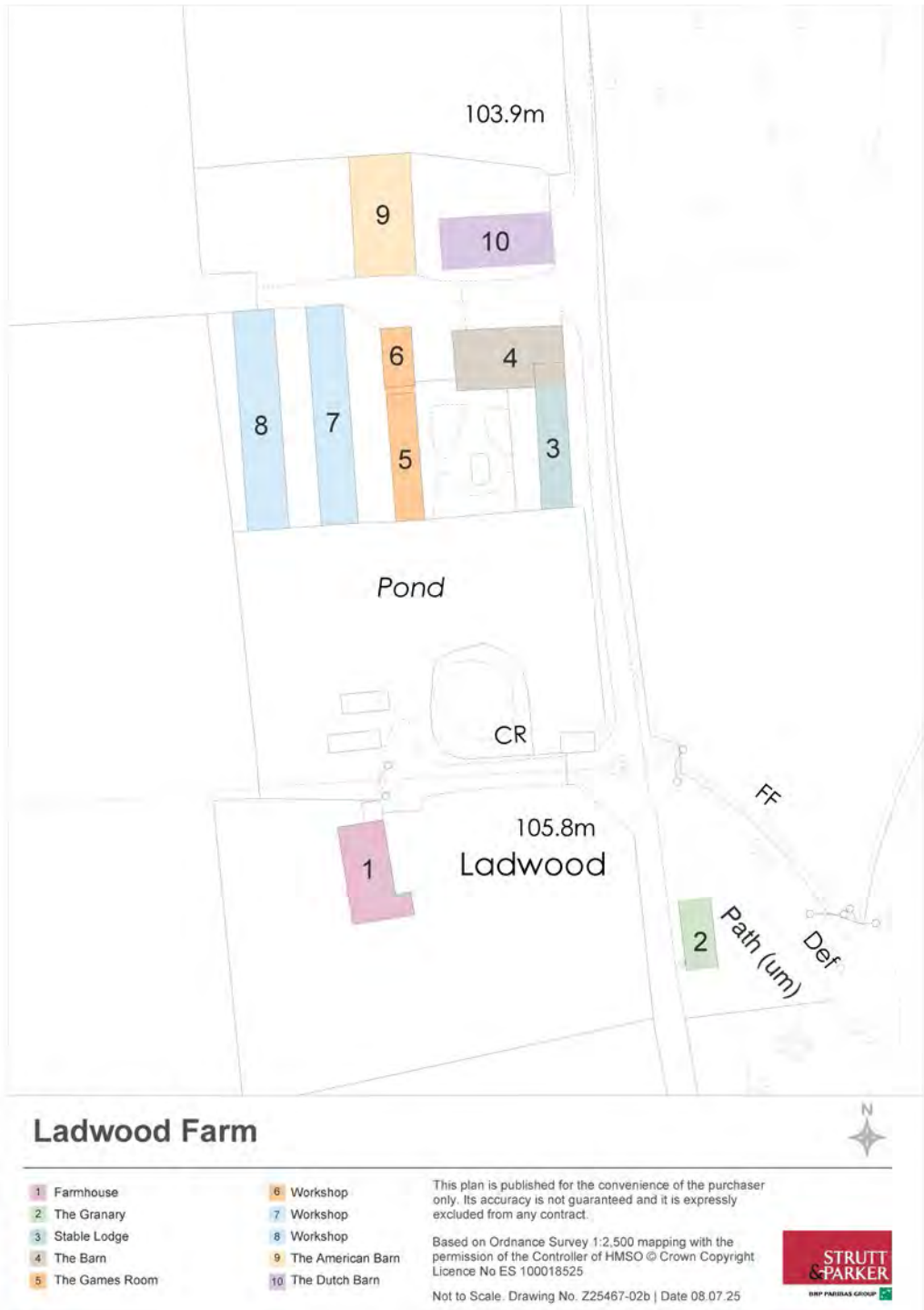
Arranged in 2 large chicken barns some presently used for storage, others for business purposes. Suitable for a variety of uses whether that be renting to local businesses or equestrian use, with 2 further smaller workshops attached to the games room. An additional unit is being used for stabling and opens onto fenced paddocks.

The American Barn

A large barn with significant development potential. Presently used for horses and farm animals. Opens onto fenced paddocks.

The Dutch Barn

A large footprint with potential, currently used for storing farm machinery.



The Properties

Ladwood Farm enjoys a private, exclusive setting in an eponymous valley deep in the Kent countryside in the heart of the North Downs. The farm house is listed Grade II and likely dates to the 14th century. Mostly brick built in a Flemish bond, period features abound. The sitting room, dining room and bedrooms enjoy period fireplaces and the drawing room an appealing bay window. The house is set in generous gardens, with a wonderful vista to the south. It sits apart from the main buildings, separated by gated access.

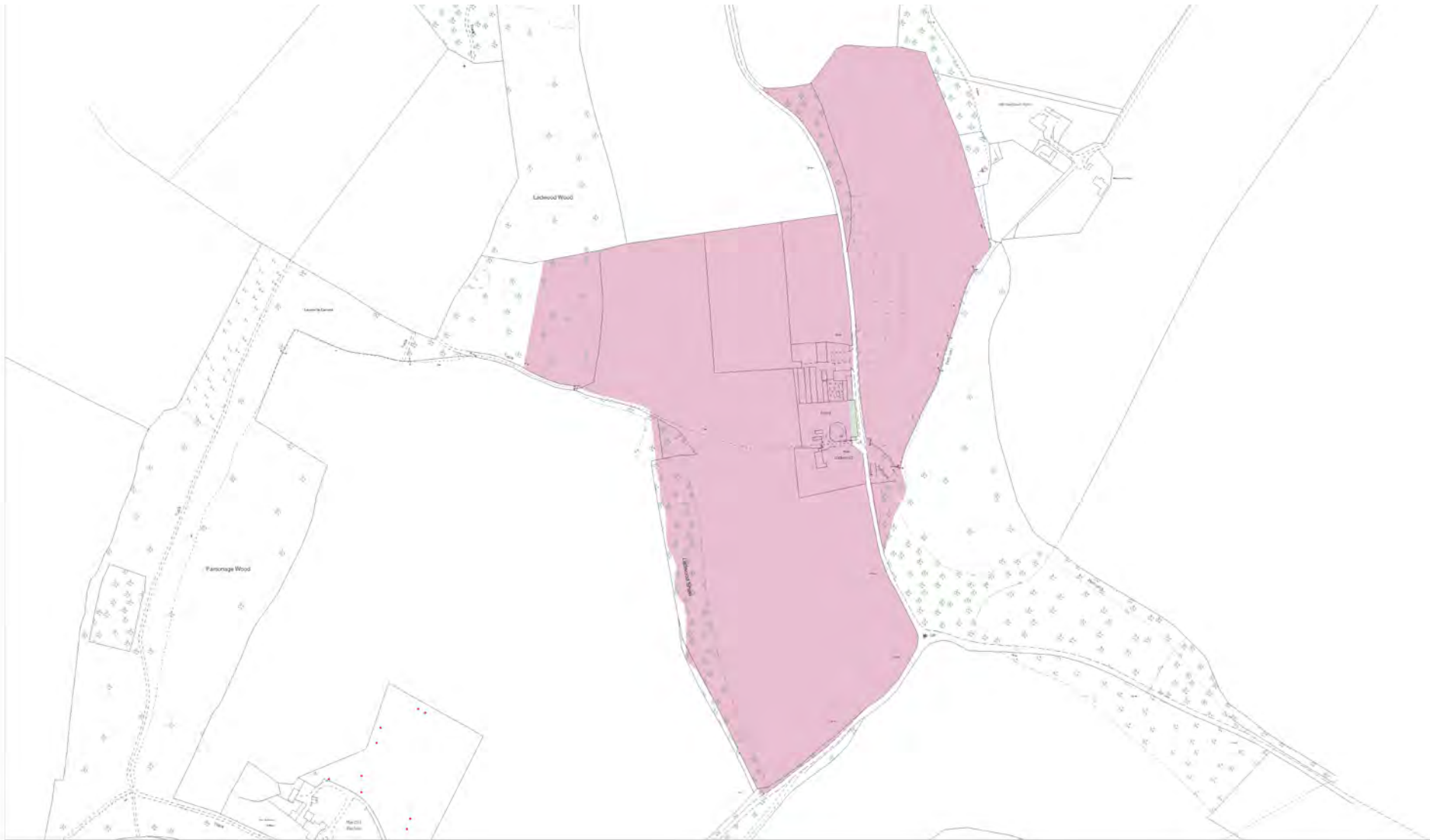
The main farmyard is home to an extensive range of barns, including Stable Lodge, a sensitively modernised and impeccably presented 3-bedroom residence. Original period features have been retained alongside the refurbishment, which has included bespoke oak interiors, marble tiling and other high quality fittings. Adjacent and attached is The Barn. This substantial former agricultural barn is home to 2 holiday cottages and a residence. The cottages have formed the mainstay of a successful holiday letting business that sees many return visitors.

The Games Room sits in a separate building, making up the remaining wing of the courtyard which, in turn, makes a pretty, well planted Victorian style garden at the heart of the surrounding buildings. The Games Room has potential for conversion, subject to any necessary consents. The courtyard and surrounding buildings have potential for development if desired.

Beyond are the workshops, American Barn and Dutch Barn, providing further income generating opportunities. The stables and part of the grounds have been let, and the workshops have housed a number of tenants over the years. They provide great scope for future development if a purchaser wishes to further enhance the versatility of these buildings.


The Granary sits across the lane from the rest of the farm, providing garages and storage on the ground floor and residential accommodation above. Due to its positioning, this provides scope for a prospective purchaser to develop and potentially re-sell.





Ladwood Farm



 Area - 17.79 ha / 43.95 ac

 Area - 0.02 ha / 0.06 ac

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The Barn



The Barn



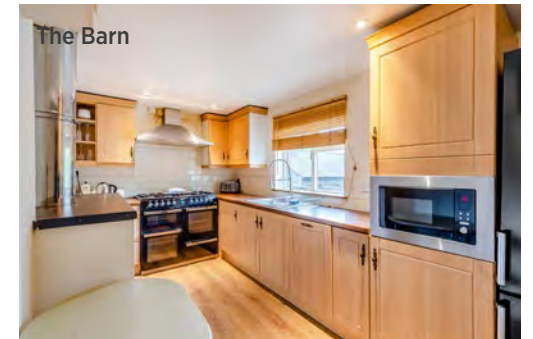
The Barn



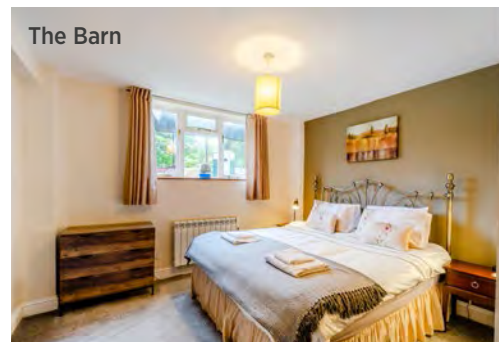
The Barn



The Barn



The Barn



The Barn



The Barn





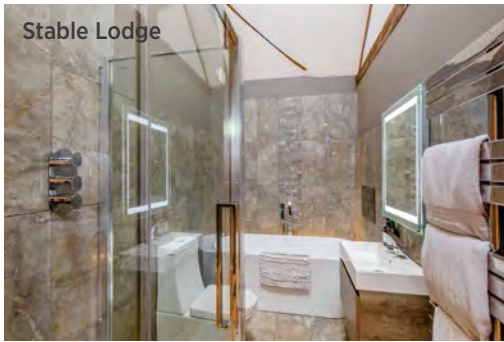
Stable Lodge



Stable Lodge



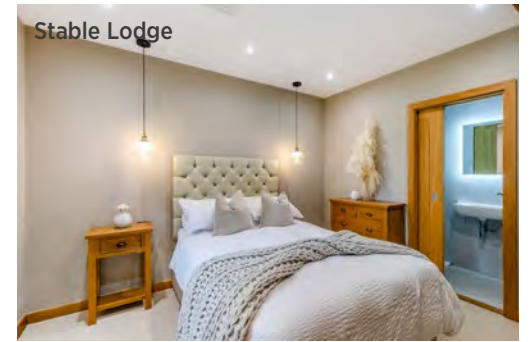
Stable Lodge



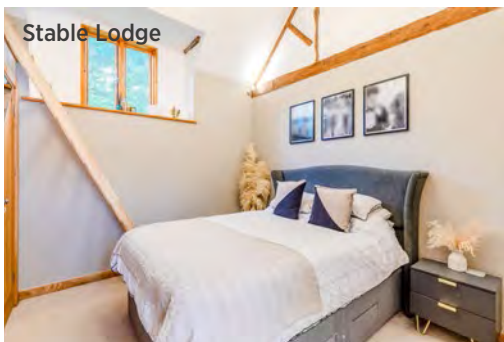
Stable Lodge



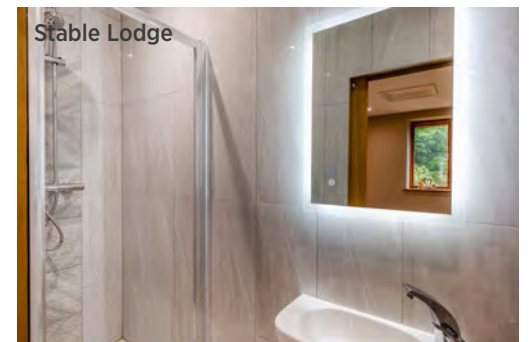
Stable Lodge



Stable Lodge



Stable Lodge



The Land

The land at Ladwood Farm occupies a wonderful setting, and sits on both sides of the lane that runs through this private valley. To the East is the Chalk Downland, extending to about 12 acres. This, and the pasture to the West of the lane which extends to about 27 acres is let on a Farm Business Tenancy and currently provides cattle and sheep grazing. There are small areas of woodland in addition. The equestrian tenants occupy some of the land to the west of the lane. Some of the land may be considered suitable for planting vines.

Further details of the tenancies are available from the agents.

Location

The property is situated in a private valley setting in a beautiful rural location surrounded by woods and farmland in a designated Area of Outstanding Natural Beauty. Acrise lies to the south-east of Elham which, together with Lyminge, provides day-to-day amenities. Canterbury offers a good range of educational facilities, together with extensive shopping and leisure facilities.

Transport links in the area are excellent, with the M20 providing access to the remaining southern motorway network. Stations at Folkestone Central and Ashford International provide the High Speed service into London St Pancras, taking from 55 and 36 minutes respectively. The area has good access to the Continent via Eurotunnel and the Port of Dover.

Farmhouse



Distances

- Elham 2.7 miles
- Hawkinge 3.1 miles
- Lyminge 3.8 miles
- Folkestone 6.4 miles
- Port of Dover 9.7 miles
- Canterbury 12.2 miles
- Ashford 16.4 miles

Nearby Stations

- Folkestone West (London St Pancras from 54 minutes)
- Ashford International (London St Pancras from 36 minutes)
- Eurotunnel

Key Locations

- Folkestone Harbour Arm
- Ashford Designer Outlet
- Canterbury Cathedral
- Howletts Wild Animal Park
- Port Lympne Safari Park
- Romney Hythe & Dymchurch Railway
- White Cliffs of Dover

Nearby Schools

- Elham Cof E Primary
- Hawkinge Primary
- Selsted CofE Primary
- Folkestone School for Girls
- The Harvey Grammar School
- Kent College
- The King's School, Canterbury
- St Edmund's School





Farmhouse



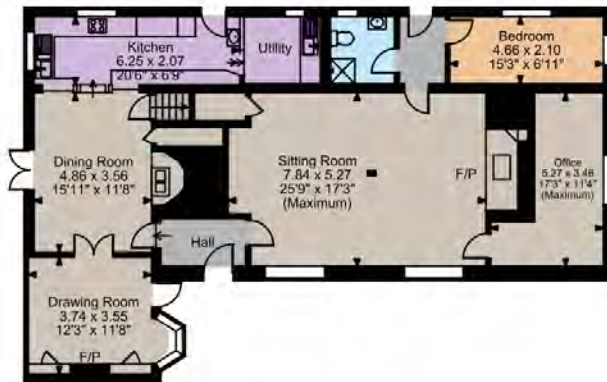
Farmhouse



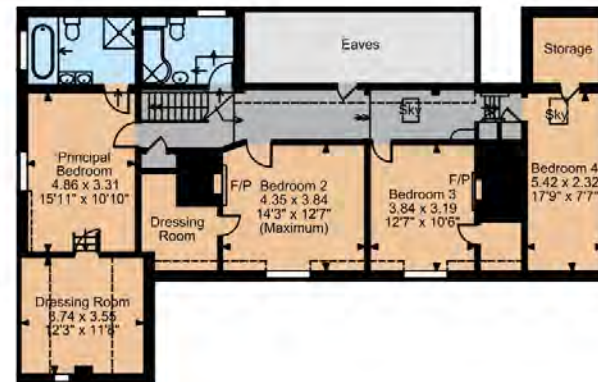




The Granary



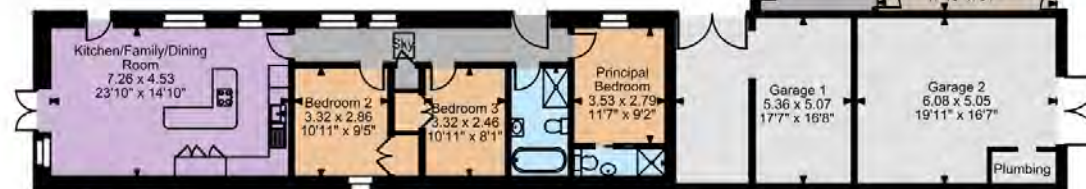
Ground Floor



First Floor

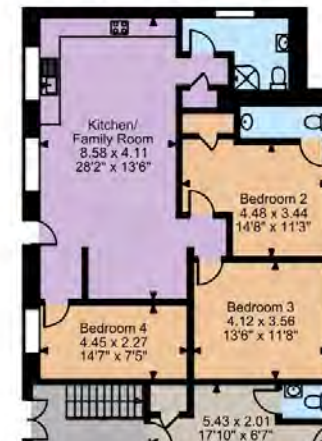


Mezzanine in
Bedroom 2
Stable Lodge



Stable Lodge

Barn Terrace



The Old Barn

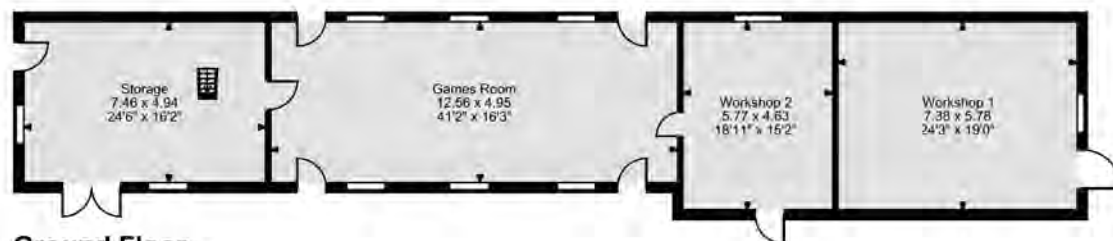


Barn Annexe

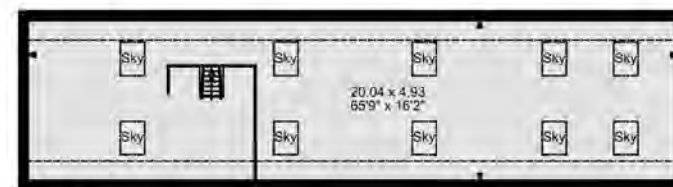
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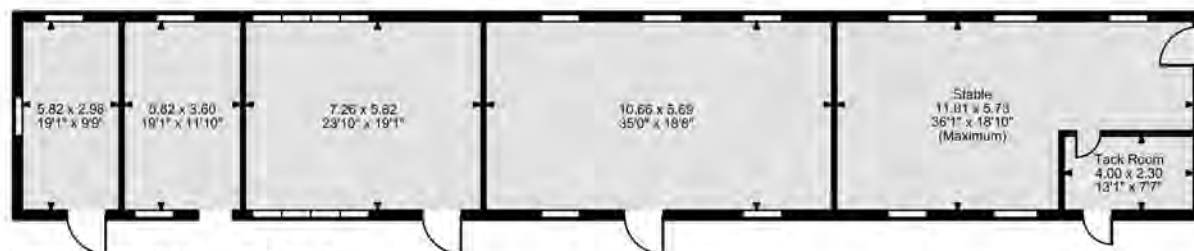
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Ground Floor



First Floor



Workshop/Storage 1 to 4



Workshop/Storage 5 to 9



The position & size of doors, windows, appliances and other features are approximate only.

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Floorplans

Main House internal area 2,722 sq ft (253 sq m)
 Garages internal area 1,288 sq ft (120 sq m)
 Outbuildings internal area 9,555 sq ft (888 sq m)
 Stable Lodge internal area 953 sq ft (89 sq m)
 Barn Terrace internal area 1,134 sq ft (105 sq m)
 The Old Barn internal area 1,081 sq ft (100 sq m)
 Barn Annexe internal area 648 sq ft (60 sq m)
 The Granary internal area 668 sq ft (62 sq m)
 Communal internal area = 126 sq ft (12 sq m)
 Total internal area 18,175 sq ft (1,689 sq m)

Directions

CT18 8LL

what3words: ///saloons.dusts.fluffed brings you to the driveway to the property

General

Local Authority: Folkestone & Hythe District Council

Services: Ladwood Farm: mains water and electricity, private cesspit drainage. The Farmhouse: oil heating, The Lodge: air source heat pump. The Granary, Holiday lets and Barn Annexe: electric heating

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Farm – Band G; The Granary – Band B; Barn Annexe – Band B; Barn Apartment – Band C

EPC Rating: House - F; Stable Barn - C; Granary - G

Planning: Prospective purchasers should make their own enquiries of Folkestone & Hythe District Council

Tenure: Freehold

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

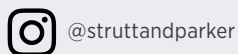
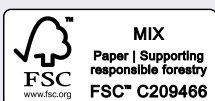
Canterbury

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