

Ladwood Farm Acrise



Strutt & Parker

Land and property. Since 1885.



Lot A 16,726 sq ft (1554 sq m) | Lot B 1,323 sq ft (123 sq m) | Freehold

Lot A: Farmhouse | Stable Lodge | The Barn | The Games Room

Up to 7 workshops | About 31.52 acres

Lot B: The Granary | Garaging | About 12.5 acres

Guide price Lot A £2,000,000; Lot B £500,000

**A rarely available Downland farm.
About 31.52 acres with numerous
buildings and exciting opportunities.**

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 Grade II listed farmhouse, dating to the 17th century, features classic Flemish bond brickwork, period fireplaces, and extensive gardens with southern vistas.

The main farmyard includes Stable Lodge, a high-specification 3-bedroom residence, and The Barn, housing a private residence and two successful holiday cottages. The separate Games Room and a Victorian-style courtyard garden offer further development potential. Additional assets include workshops, an American Barn and a Dutch Barn, all providing income-generating opportunities.

The Land

Ladwood Farm is situated in a private valley, split by a lane. It comprises approximately 12.5 acres of Chalk Downland to the east (Lot B) and 27 acres of pasture to the west, both let under a Farm Business Tenancy for cattle and sheep grazing. The estate also includes small wooded areas and land occupied by equestrian tenants to the west. Some areas may be suitable for vineyards. Tenancy details are available from the agents.

**Lot A - Farmhouse, Stable Lodge, The Barn, The Games Room
and up to 7 Workshops with about 31.52 acres**

Ladwood Farmhouse

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

Stable Lodge

A recently renovated three bedroom residence with oak interior, marble tiling with silestone counter tops. A contemporary living space with vaulted ceilings imbuing a sense of volume and luxury.

The Barn

An extensive traditional barn currently arranged as two 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 building currently used as a games room. It offers significant development potential, including conversion into one large or two smaller dwellings.

Up to 7 Workshops

Two large chicken barns are currently used for storage and business. These, along with two smaller workshops attached to The Games Room, are suitable for diverse uses, such as local business rentals or equestrian activities. An additional unit provides stabling with access to fenced paddocks.

Lot B - The Granary with about 12.5 acres

A flint and timber granary with original features of an old corn store. Backing onto woodland, with ground floor store rooms and a two bedroom first floor residence. Together with about 12.5 acres. Available by separate negotiation.

Location

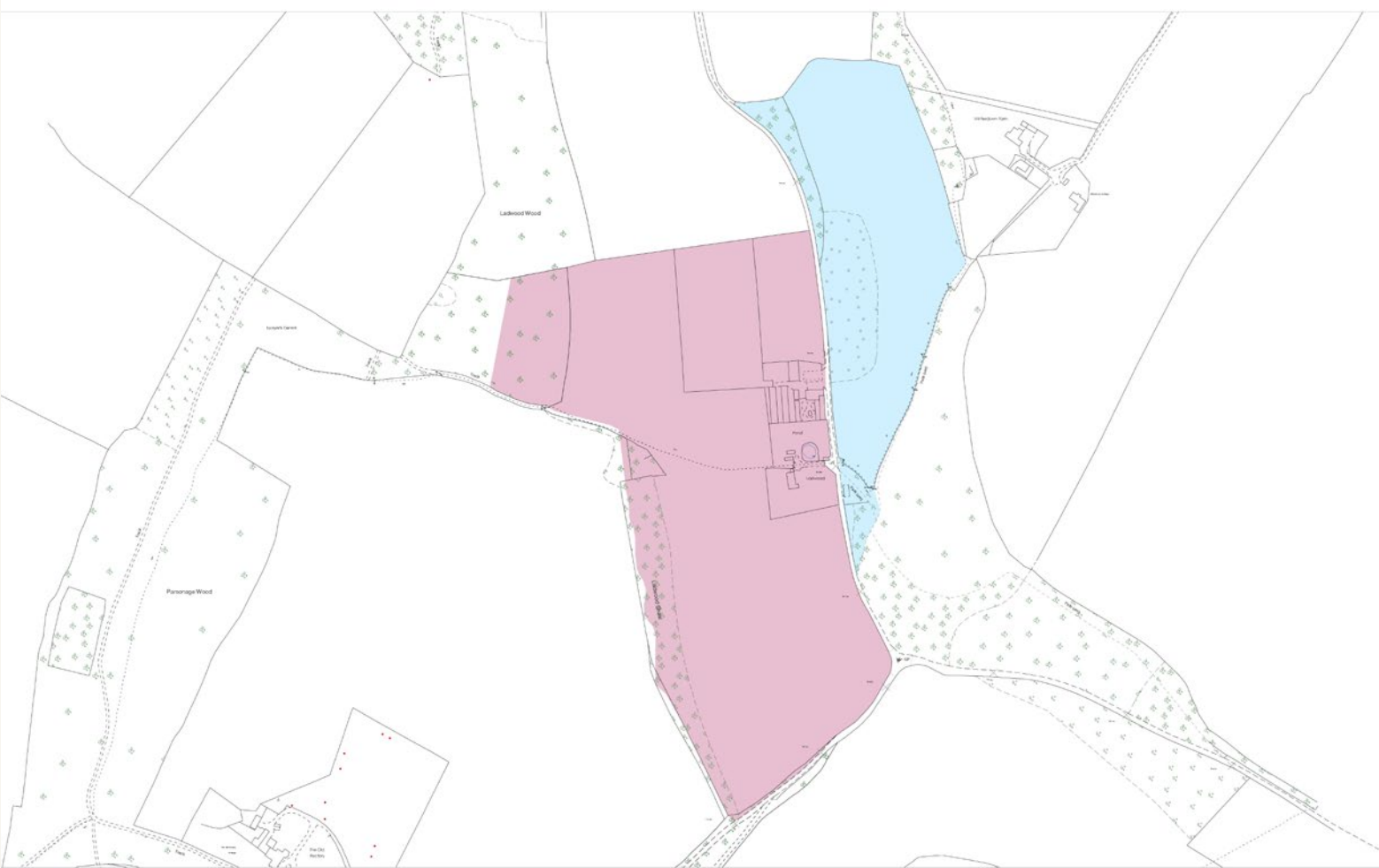
The property is situated in a private valley setting in a beautiful rural location surrounded by woods and farmland in a designated Area of Outstanding Natural Beauty. Acrise lies to the south-east of Elham which, together with Lyminge, provides day-to-day amenities. Canterbury offers a good range of 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 54 and 36 minutes respectively. The area has good access to Continental Europe via Eurotunnel and the Port of Dover.

Postcode region: CT18

General

Local Authority: Folkestone & Hythe District Council
Services: Ladwood Farm has mains water and electricity, private drainage by three cesspits. The Farmhouse has oil-fired heating, The Lodge has an air source heat pump, and electric heating for The Granary, Holiday lets and Barn Annexe.
Council Tax: Ladwood Farm – Band G; Barn Annexe – Band B; Barn Apartment – Band C ; The Granary – Band B
EPC Rating: Ladwood Farm – F; Stable Barn – C; The Granary - G.
Planning: Prospective purchasers should make their own enquiries of Folkestone & Hythe District Council. <https://checker.ofcom.org.uk/en-gb/>



Ladwood Farm

Key	
	Lot A - 12.76 ha / 31.52 ac
	Lot B - 5.06 ha / 12.50 ac

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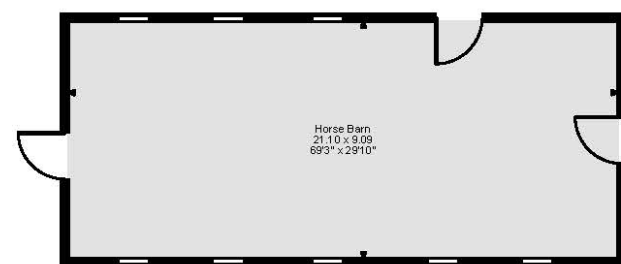
Not to Scale. Drawing No. Z25467-06 | Date 21.08.25

Lot B

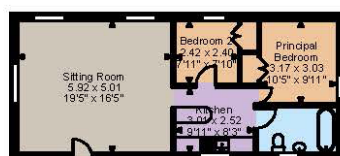
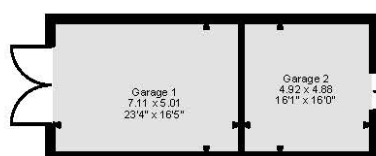


Lot B



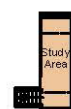


Horse Barn
21.10 x 9.09
69'3" x 29'10"

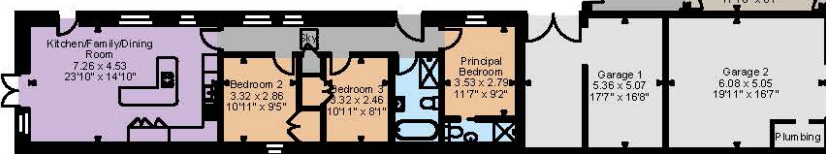


The Granary

Ladwood Farm, Acrise, Folkestone, Kent
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 18,049 sq ft (1,677 sq m)

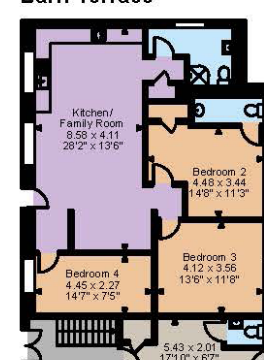


Mezzanine in
Bedroom 2
Stable Lodge

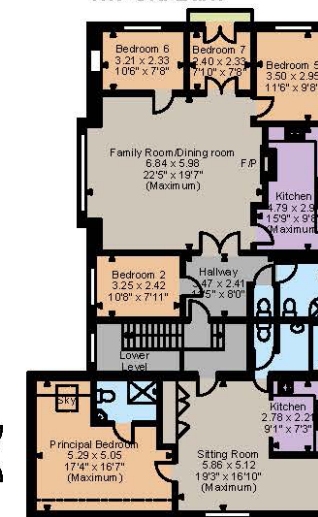


Stable Lodge

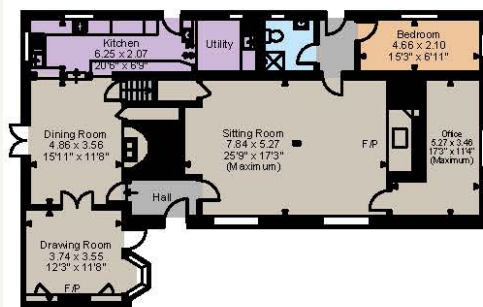
Barn Terrace



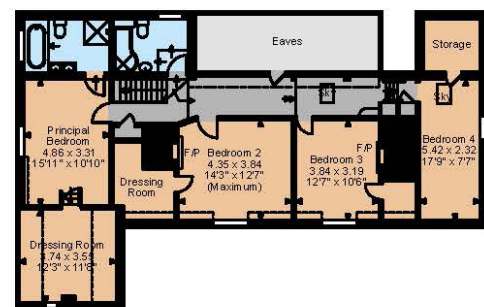
The Old Barn



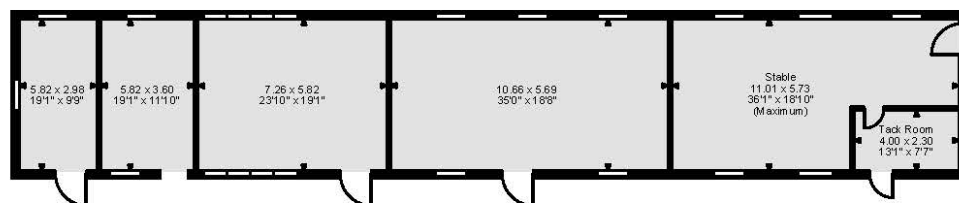
Barn Annexe



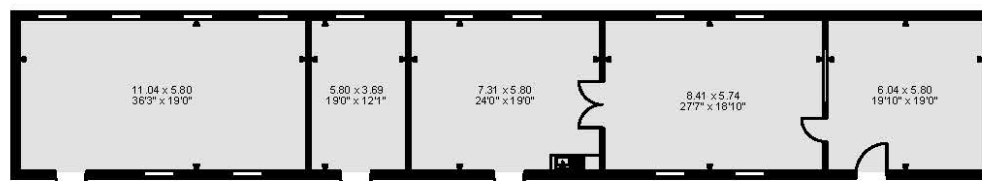
Ground Floor



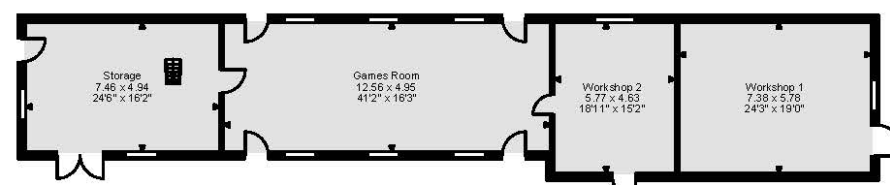
First Floor



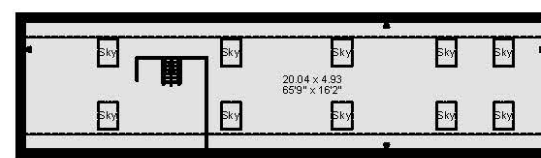
Workshop/Storage 1 to 4



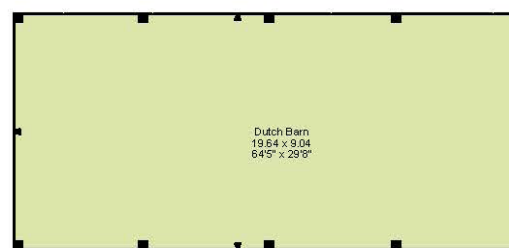
Workshop/Storage 5 to 9



Ground Floor



First Floor



Dutch Barn

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

Denotes restricted head height

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