



Blue House, Bluehouse Lane, Saltwood, Kent

For the finer things in property.



Blue House and Land Bluehouse Lane, Saltwood, Kent CT21 4EN

A striking contemporary residence and detached annexe set in an acre of garden and with a 3.7 acre paddock within the peaceful Kent countryside.

Sandling station 1.8 miles (London St Pancras from 56 mins), M20 (Junction 11) 2.6 miles, Hythe 3.7 miles, Folkestone 4.7 miles, Ashford International 12.5 miles (London St Pancras from 36 mins), Dover 12.6 miles, Canterbury 16.7 miles

Porch | 4 Reception rooms | Open plan kitchen/sitting/dining room | Utility | Boiler room
Principal bedroom with dressing room and en suite bathroom | 5 Further bedrooms (1 en suite)
Shower room | Family bathroom | EPC B
Annexe: Open plan kitchen/sitting/dining room
2 Bedrooms | Shower room | EPC B
Cabin | Garden | Car port | 1 acre garden and 3.75 acre paddock

Overview

Blue House offers an exceptional land holding of approximately 4.7 acres, comprising an acre of formal gardens together with an additional 3.7 acres of paddock land, significantly enhancing both privacy and future potential.

The paddock includes two existing derelict buildings and has planning consent for the construction of a substantial eco-friendly dwelling (Folkestone & Hythe District Council Ref: 24/1619/FH). The approved scheme presents a rare opportunity to create a striking, sustainable contemporary residence within the grounds, ideal for multi-generational living or as a landmark architectural addition in a secluded setting. Importantly, the paddock also benefits from direct access onto a bridleway, offering exceptional lifestyle flexibility. Subject to the necessary consents, the existing planning permission could potentially be varied or

replaced to create a state-of-the-art stable block and associated equestrian facilities, including tack rooms, feed storage, wash bays, and a manège, forming a highly desirable private equestrian holding with immediate hacking access to the surrounding countryside.

Opportunities combining residential accommodation, paddock land and rare bridleway access are seldom available in this location, making Blue House particularly attractive to equestrian purchasers, those seeking lifestyle diversification, or buyers looking to enhance the estate further.

The property

Comprising a quintessential farmhouse with an expansive attached modern barn, Blue House is an impressive detached family home. The barn is fitted with air conditioning and underfloor heating throughout and offers over 3,600 sq ft of luxury internal accommodation, as well as a versatile two-storey annexe.

The original home is a light-filled opened-up space with exposed brickwork, timbers, casement windows and a stairway. The family room has a pair of mirrored fireplaces with log-burning stoves. Adjoining is a garden-facing study and a large family bathroom.

The dining room, with sliding glazed doors, flows into the 50 ft kitchen/sitting area of the handsome extension. The kitchen has a range of sleek wall and base cabinetry, a central marble-topped island/breakfast bar with inset hob and a wealth of integrated appliances. The sitting area is pooled with light via multiple glazed doors to the terraces and grounds. The space has polished concrete flooring, bespoke shelving, and a feature fireplace. There is also a home office, utility room and a boiler room.

The principal suite has picture windows, a dedicated dressing room and a deluxe en suite bathroom. There are three further bedrooms, two sharing a Jack and Jill bathroom and one with an en suite shower room.



















The Annexe



The Annexe



The Annexe

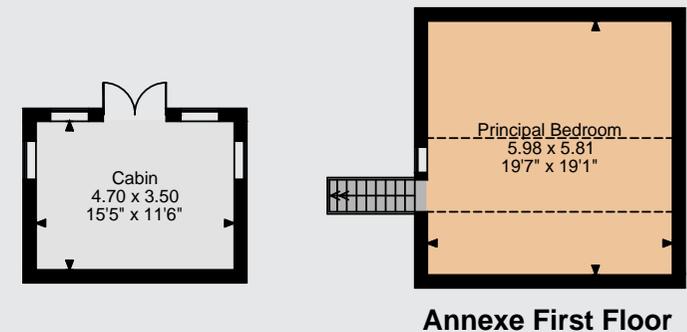
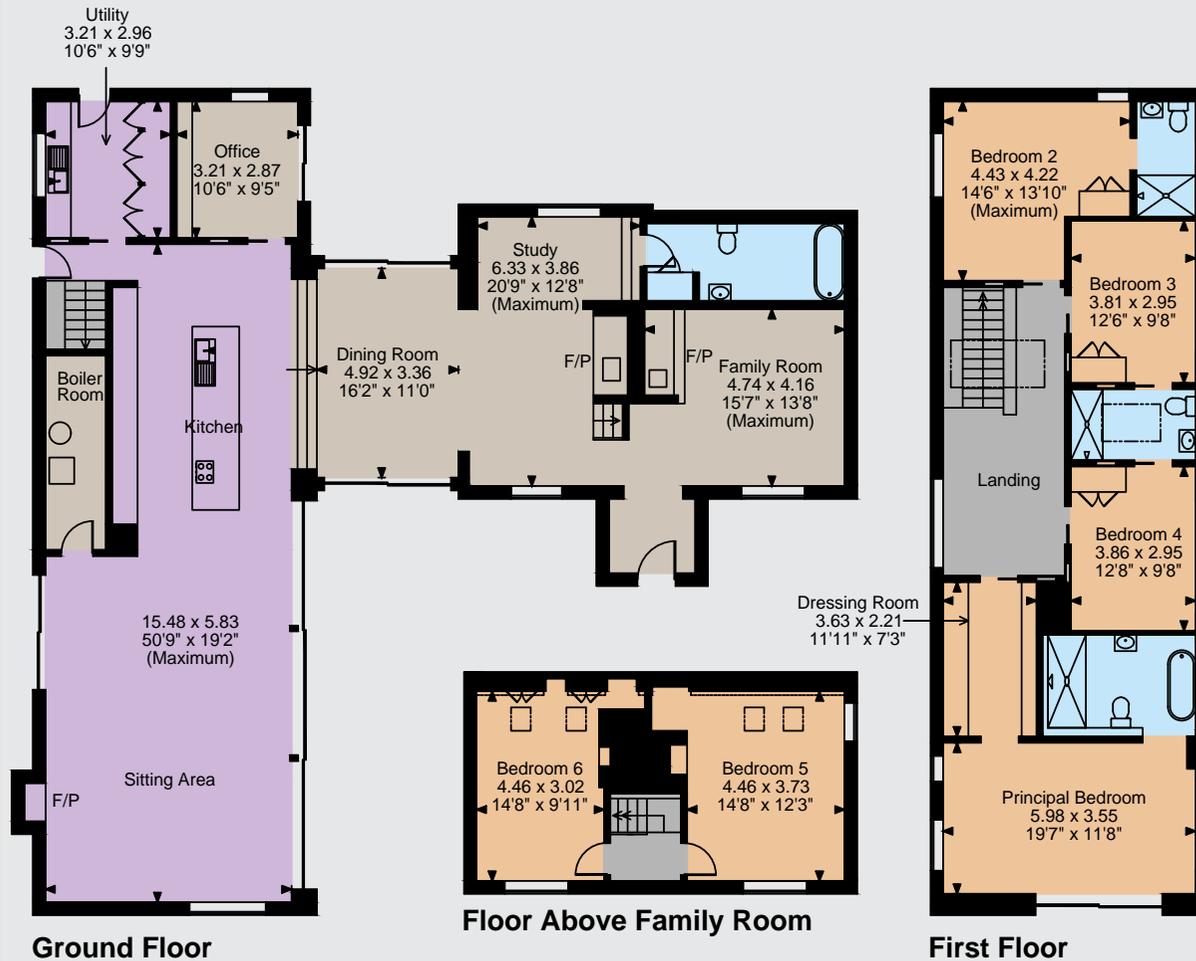
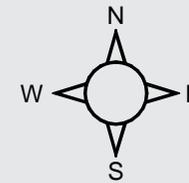


The Annexe



The Annexe

Blue House, Bluehouse Lane, Hythe
 Main House internal area 3,637 sq ft (338 sq m)
 Garage internal area 387 sq ft (36 sq m)
 Cabin internal area 177 sq ft (16 sq m)
 Annexe internal area 829 sq ft (77 sq m)
 Total internal area 5,030 sq ft (467 sq m)
 For identification purposes only.



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

□ □ □ □ Denotes restricted head height

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The annexe

Adjacent to the double car port, the annexe offers stylish accommodation, with an open-plan living space and kitchen, a ground floor bedroom opening to a private terrace, a shower room, and a large first-floor bedroom.

Outside

The property sits in a beautifully landscaped private plot with tiered gardens and a plethora of mature trees surrounding, followed by far-reaching Kent countryside and open fields.

Five bar gates open to the driveway and covered parking via the double car port with EV chargers. The car port is attached to the annexe, which has solar panels to the roof.

A sunken wrap-around paved terrace beside the main house enjoys sunshine all day long, with views to the manicured lawns surrounding, which are interspersed with various considered planting schemes. There is also a log cabin.

Extended grounds

The inclusion of this substantial land holding transforms Blue House into a unique lifestyle proposition - whether as an enhanced private estate, an equestrian property, or a home with future development potential.

Opportunities of this scale and versatility in such a sought-after Saltwood location are rarely available.

Alternatively, subject to any necessary consents, there is potential for planning to be amended to accommodate stabling/associated equestrian facilities, making the property ideal for those seeking to establish a private equestrian haven with paddocks and outbuildings.

The acreage also lends itself to a variety of lifestyle, leisure or amenity uses, offering exceptional flexibility.

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







Location

The property is situated on the fringes of Saltwood, with amenities including a shop, a Michelin-star restaurant and primary schools. Nearby Hythe provides a comprehensive range of additional facilities, whilst Folkestone, Ashford and Canterbury provide further amenities and transport links.

The M20 gives convenient road connections, with Folkestone and Ashford International providing High-Speed rail services to London St Pancras. The local station at Sandling offers services to London St Pancras, Cannon Street, Charing Cross and Victoria.

General

Local Authority: Folkestone & Hythe Council
Services: Mains water and electricity. We understand that the private drainage at this property complies with the relevant regulations. Oil fired heating (house). Air source heating (annexe). Solar panels (12 Kw). 3 Phase electricity supply. EV chargers. Air conditioning.
Mobile coverage/broadband: See <https://checker.ofcom.org.uk/en-gb/mobile-coverage>
Council Tax: Band F **Tenure:** Freehold
Guide Price: £2,500,000

Directions

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