

# An elegant country residence set in nine acres, with ancillary accommodation, leisure amenities and a private lake

A substantial six-bedroom period property looking towards a private lake, together with a range of outbuildings, including a converted barn and a separate two-bedroom cottage, a covered heated swimming pool and two tee mini golf course.



4 RECEPTION ROOMS



6 BEDROOMS 4 BATHROOMS



2 BEDROOM COTTAGE



DOUBLE GARAGE/ DRIVEWAY



ABOUT 9 ACRES



**FREEHOLD** 



RURAL/ VILLAGE



5.546 SQ FT



**GUIDE PRICE £2,500,000** 



Centrally positioned within its grounds, and approached over a long private drive, Coldharbour House is a distinguished period property offering generous accommodation, featuring large reception rooms and six double bedrooms.

The reception hall, utilised as a music room, gives access to the kitchen/breakfast room and the dining room which adjoins a cosy snug. The triple aspect drawing room enjoys views of the garden and has two sets of doors to the garden room, which overlooks an ornamental pond and sheltered terrace. This wing of the home benefits from an air source heat pump, allowing year-round temperature control.

The well-appointed kitchen is fitted with a range of wall and floor units with ample space for a good-sized table. An inner hall leads to the home office/study, a utility room and a cloakroom. There is also a cellar.

Stairs rise to the first floor and its wide, light-filled landing, from where the bedroom accommodation is accessed. Three of the six double bedrooms, all with

views of surrounding countryside, have en suite bathrooms, with the remaining bedrooms being served by the family bathroom.

#### The Barn

The characterful converted barn features a studio space with kitchenette and cloakroom. A spiral staircase leads to a mezzanine room overlooking the studio, arranged as an office/music/cinema room.

A ground floor workshop offers conversion potential, subject to any necessary consents.

#### Harry's Cottage

Tucked away in the grounds is a detached period property, Harry's Cottage.

The reception room has an inglenook fireplace with bressumer beam over. An adjoining kitchen is fitted with a range of units with integrated appliances and a walk-in cupboard. There are two bedrooms, one with a vaulted ceiling, and a bathroom.















#### Outside

The long, tree-lined gravel drive leads to an access point to the side of the property then continues round to a double garage with adjacent greenhouse, as well as linking to The Barn and Harry's Cottage.

To the rear of the house is a converted ragstone building, believed to be a former cowshed, which is suitable for a variety of uses, subject to any necessary consents. Adjoining The Barn is a storage space, behind which is a row of unconverted open cart bays.

The expansive grounds are mainly grassed with garden around the house having well stocked mature borders, trees, hedging and ragstone walls, which also provide a screen for the covered swimming pool. The land falls away to a mini golf course with two tees and two bunkers. A manmade lake flanked by weeping willow trees provides a haven for wildlife and is an ideal place to relax and look back towards the main house.

#### Distances

- Court-at-Street 0.3 mile
- Lympne 1.8 miles
- Eurotunnel Terminal 8 miles
- Hythe 4.8 miles
- Folkestone 9.1 miles

#### **Nearby Stations**

- Westenhanger 3.3 miles
- Ashford International 8.6 miles

#### **Kev Locations**

- Port Lympne Reserve
- Saltwood Castle
- Hythe Beach
- Westenhanger Castle

#### **Nearby Schools**

- Ashford School
- Earlscliffe

#### Location

The hamlet of Court-at-Street sits between Aldington and Lympne, the former with a Norman church, village store, Post Office and pub, surrounded by rolling hills and green fields. Set in the Kent Downs AONB, Lympne village sits above the expansive agricultural plain of Romney Marsh and offers amenities including a church, village hall, convenience store, hairdresser, primary school and pub with restaurant. Nearby Hythe offers shopping, cultural and leisure amenities; more extensive facilities are available in Folkestone, Dover and Canterbury. Local sporting amenities include numerous golf courses and fishing and water sports along the coast.

Communications links are excellent: the A20 gives access to major regional centres and the motorway network, trains from Westenhanger connect with the High Speed services from nearby Ashford International to central London from about 36 minutes and ferries from the Port of Dover; the Eurotunnel terminal. provides convenient links to the Continent.





















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

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8667637/SS

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken June 2025. Particulars prepared October 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

#### **Floorplans**

House internal area 4,631 sq ft (430 sq m)
Garage internal area 489 sq ft (45 sq m)
Outbuildings internal area 2,793 sq ft (260 sq m)
Cottage internal area 915 sq ft (85 sq m)
Pool House & Pool Cover internal area 1,914 sq ft (178 sq m)

Total internal area 10,742 (998 sq m) For identification purposes only.

#### **Directions**

CT21 4PE

what3words: ///weeds.rescue.starring takes you to the driveway

#### General

Local Authority: Folkestone & Hythe District Council Services: Mains water and electricity and oil heating. We understand that he private drainage at this property complies with the relevant regulations. Air source heat pump in main house. Ground source heat pump for the barn and oil heating for Harry's Cottage. Solar powered heating system with a heat exchanger for the swimming pool.

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

Council Tax: House - Band G; Cottage - Band C

**EPC Rating:** House - D; Cottage - E

**Planning:** Prospective purchasers should make their own enquiries of Folkestone & Hythe District Council **Agent's Note:** There is a public footpath across the

grounds behind the barn.

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

## Canterbury

2 St Margaret's Street, Canterbury, Kent CT1 2SL

### 01227 473700

canterbury@struttandparker.com struttandparker.com







