



# The Farthing

Farthing Common, Lyminge, Kent



## A secluded country house nestled in a mature setting at one of highest points within the North Downs AONB

A substantial detached house with great potential together with a swimming pool, tennis court and parklike grounds. Secluded in its surroundings, the plot has stunning views across rolling farmland towards the coast. It sits within reach of local village, town and city amenities, as well as being superbly located to access the motorway network, station and Channel Tunnel.



**6 RECEPTION ROOMS**



**6 BEDROOMS**



**3 BATHROOMS CLOAKROOM**



**GARAGE/  
CAR PORT/  
DRIVEWAY**



**4.4 ACRES**



**FREEHOLD**



**RURAL**



**3,868 SQ FT**



**GUIDE PRICE  
£1,150,000**



### The property

The Farthing is a substantial country house having been enjoyed by the current owner for many years. It offers great potential for a new family to create a similarly long-term home. Set on high ground above beautiful countryside stretching out towards the coast and East Sussex, the house is immersed in a haven of mature gardens.

The Farthing has been extended over the years to create its current generous proportions around elegant original detailing such as doors, picture rails and fireplaces. A porch opens into a spacious reception hall from which the accommodation radiates. To the back of the house an elegant drawing room is arranged around a fireplace and is filled with light, looking to the garden through a large window and with doors opening to the conservatory. The adjoining dining room also links to the conservatory and together the spaces combine to provide a wonderful entertaining space.

The kitchen is a good-sized family room with ample work space and a bright breakfast area. Backed up by both a boot room and a utility as well as a cloakroom, the layout is enormously practical. To the other side of the house is a sitting room and a pantry.

The west end of the house provides a panelled study and a further reception room. Depending on requirements these rooms have a degree of separation from the rest of the house and could make a self-contained work or living space.

A galleried landing with French doors to a front aspect balcony gives access to the bedrooms, the principal having an en suite bathroom and dressing room and, in common with the five other bedrooms, has a superb outlook across the gardens. The accommodation is completed by a family bathroom and separate family shower room.







## Outside

Set behind mature shrubs and specimen trees, The Farthing is approached through double wrought iron gates over a sweeping driveway leading to private parking, a second gated entrance and an outbuilding with a garage, store and double carport.

The well-maintained parkland garden surrounding the property is laid mainly to lawn interspersed with mature trees. It features numerous seating areas, a pond, shed, vegetable garden with raised beds, all-weather tennis court, swimming pool with paved surround and a paved rear terrace, the whole ideal for entertaining and al fresco dining and enjoying panoramic views from grounds over surrounding countryside.

## Location

The property is situated in the scenic rural setting of Farthing Common on the North Downs which enjoys far-reaching views across Kent and access to stunning countryside walks.

The nearby village of Lyminge provides everyday amenities with further local services available in the popular neighbouring village of Elham. Folkestone, Canterbury and Ashford offer extensive shopping and leisure options together with a range of educational facilities in both independent and state sectors.

Transport links in the area are excellent, with the M20 motorway nearby. Mainline stations at Sandling, Westenhanger and Ashford offer trains to London Charing Cross, Cannon Street and Victoria. Ashford International provides the High-Speed link to London St Pancras with journey times from 36 minutes. Eurotunnel and the Port of Dover provide regular services to the Continent.



## Distances

- Lyminge 2 miles
- Elham 3.5 miles
- Folkestone 8.6 miles
- Canterbury 11.5 miles
- Ashford 12.8 miles
- Central London 68.9 miles
- London Gatwick Airport 67.6 miles
- Eurotunnel Terminal 5.5 miles

## Nearby Stations

- Sandling
- Westenhanger
- Folkestone West
- Ashford International (London St Pancras from 36 minutes)

## Key Locations

- Kent Downs National Landscape
- Brockhill Country Park
- Port Lympne Wild Animal Park
- Ashford Designer Outlet
- Lympne, Dover and Deal castles
- Canterbury (historic cathedral and university city)

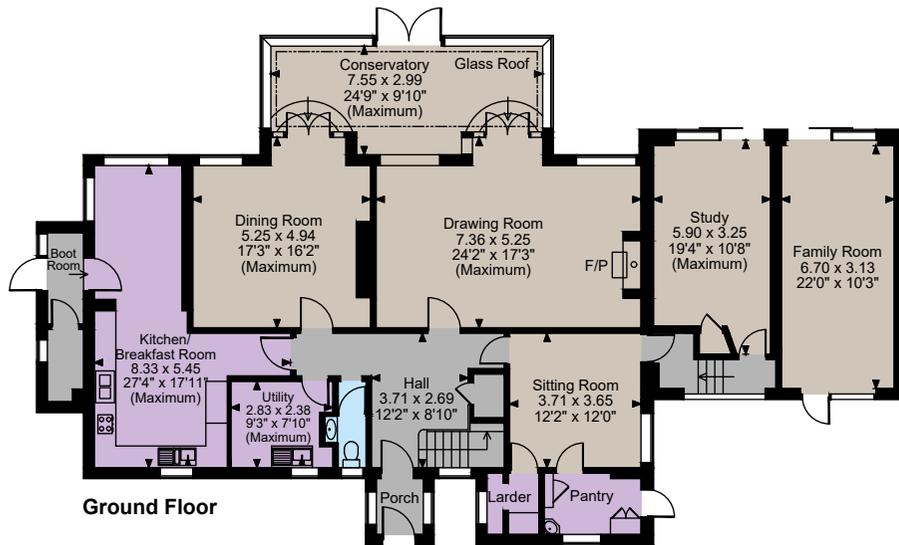
## Nearby Schools

- Stowting CofE Primary School
- Brabourne CofE Primary School
- Wye School
- Bodsham CofE Primary School
- Spring Grove School
- Ashford School
- Towers School
- Harvey Grammar School for Boys
- Folkestone School for Girls
- The Norton Knatchbull School

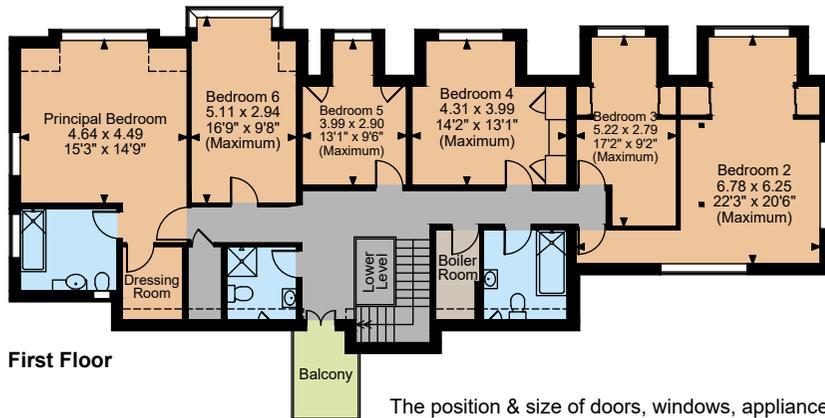
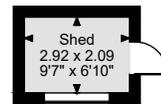




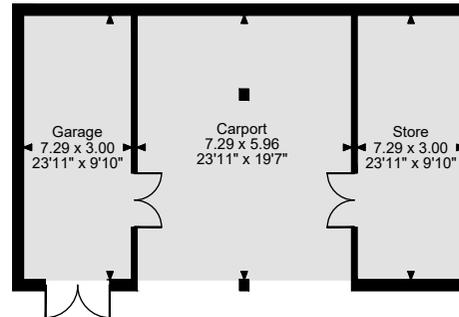




Ground Floor



First Floor



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

□ □ □ □ Denotes restricted head height

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## Floorplans

Main House internal area 3,868 sq ft (359 sq m)  
 Garage & Carport internal area 715 sq ft (66 sq m)  
 Shed & Store internal area 301 sq ft (28 sq m)  
 Total internal area 4,884 sq ft (454 sq m)  
 For identification purposes only.

## Directions

CT18 8DH

**what3words:** ///surfacing.swerving.snatched - brings you to the driveway

## General

**Local Authority:** Folkestone & Hythe District Council

**Services:** Mains electricity and water, Private drainage. We understand that the private drainage at this property complies with the relevant regulations. Confirmation is being sought. Oil fired central heating. Oil fired Rayburn which can also heat some of the radiators.

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

**Council Tax:** Band G

**EPC Rating:** F

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

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## Canterbury

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