



The Barns & Stable Lodge, Ladwood Farm  
Acrise, Kent



# An extensive range of residential barns, currently arranged as four units, with enormous potential, set in about 15.75 acres.

Accessible to Canterbury and the coast, the barns at Ladwood Farm nestle 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 delivered a generous income as well as huge potential for future re-development.

 **3 BEDROOM BARN CONVERSION**

 **SUBSTANTIAL NEW HOME POTENTIAL**

 **2 HOLIDAY LETS & 3RD RESIDENCE**

 **EXTENSIVE WORKSHOPS & STABLES**

 **ABOUT 15.75 ACRES**

 **FREEHOLD**

 **RURAL/ VILLAGE**

 **4,575 SQ FT**

 **GUIDE PRICE £1,500,000**

## Summary of accommodation

### Stable Lodge

Recently renovated to a very high standard. A 3-bedroom 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 two holiday lets and a third residence that provide a healthy income, with potential for adaptation, perhaps to a substantial new home.

### The Games Room

An attractive building with significant potential for development, possibly conversion. Currently used as a games room with generous space for entertaining.

### Up to 7 x Workshops

Arranged in two 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 two 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.

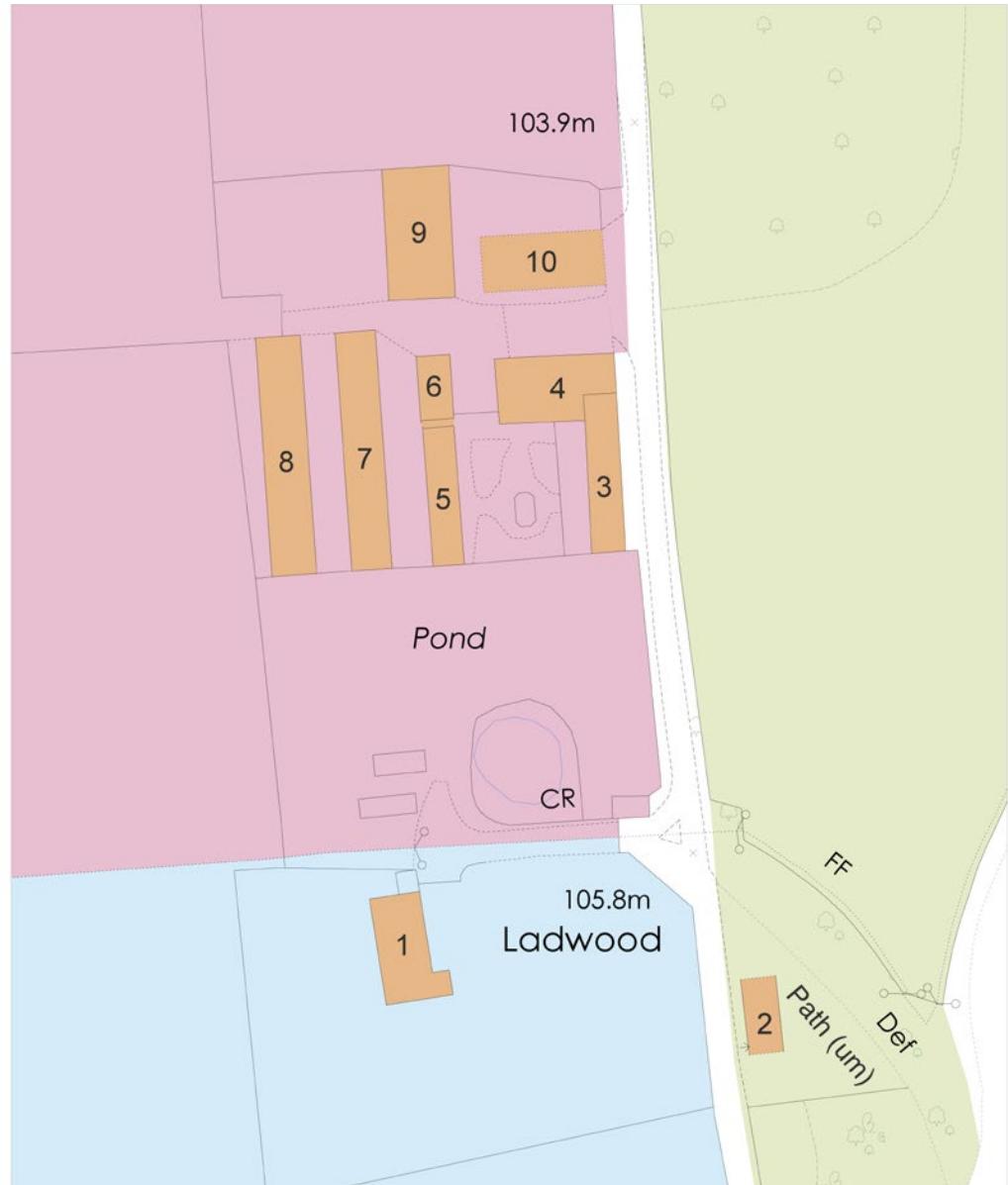
### The Dutch Barn

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

### Available in addition

The Farmhouse (5 bedrooms), The Granary (2 bedrooms) and further land (totalling about 28 acres in all) are available in addition, if desired.

The additional properties are coloured green and blue on the plan.



## Ladwood Farm

- 1 Farmhouse
- 2 The Granary
- 3 Stable Lodge
- 4 The Barn
- 5 The Games Room
- 6 Workshop
- 7 Workshop
- 8 Workshop
- 9 The American Barn
- 10 The Dutch Barn

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## The Properties

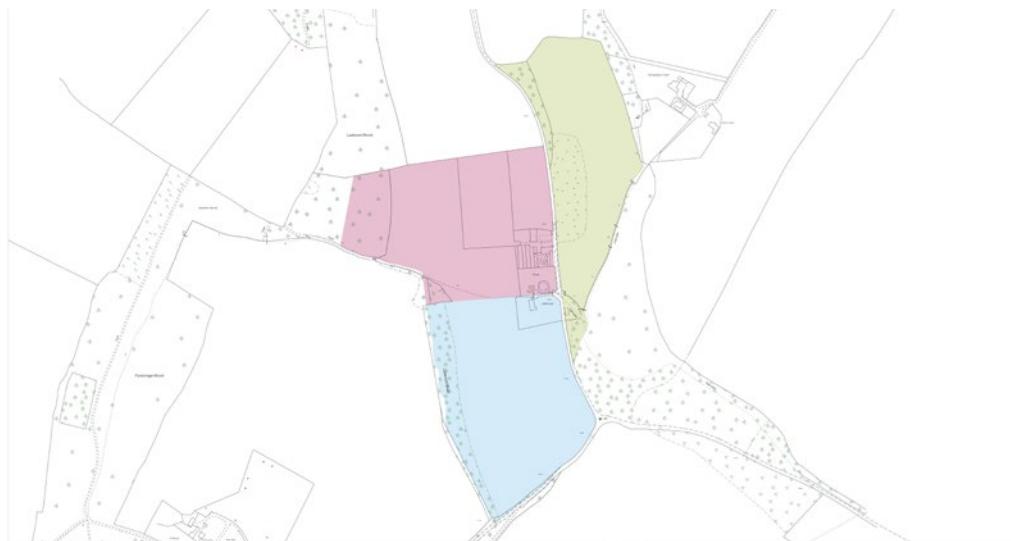
The Barns at Ladwood Farm enjoy a private, exclusive setting in an eponymous valley deep in the Kent countryside in the heart of the North Downs.

The former 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 two holiday cottages and a third 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.



**Ladwood Farm**

Lot 1 - 6.38 ha / 15.75 ac  
Lot 2 - 6.37 ha / 15.73 ac  
Lot 3 - 5.06 ha / 12.50 ac

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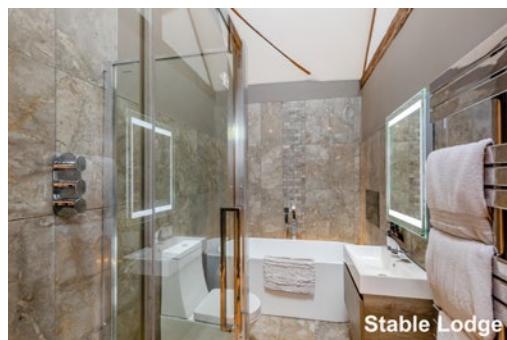




Stable Lodge



Stable Lodge



Stable Lodge



Stable Lodge



Stable Lodge



Stable Lodge



Stable Lodge



## Outside

The land occupies a wonderful setting in this private valley, within the Area of Outstanding Natural Beauty.

Included with the barns are about 15.75 acres of land that currently provides equestrian and agricultural grazing. This is all found to the west of the lane (coloured pink on the plan). Further land may be available in addition (coloured green and blue on the plan). 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 Continental Europe via Eurotunnel and the Port of Dover.

## 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



**The Barn**



**The Barn**



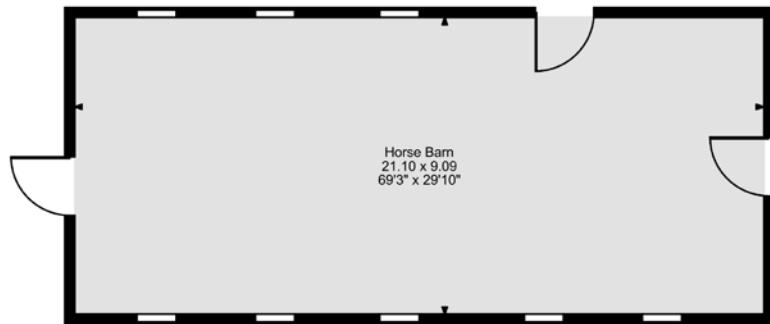
**The Barn**



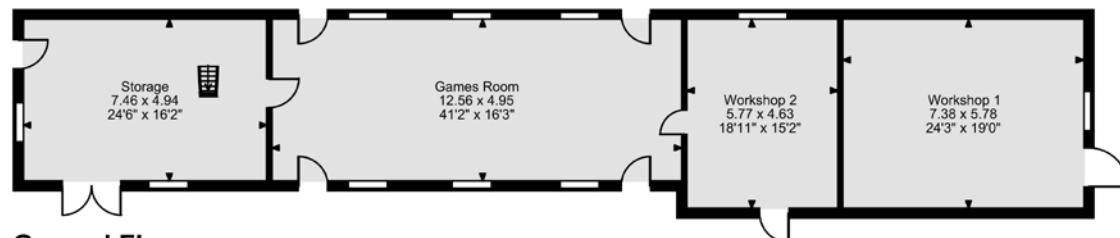
**The Barn**



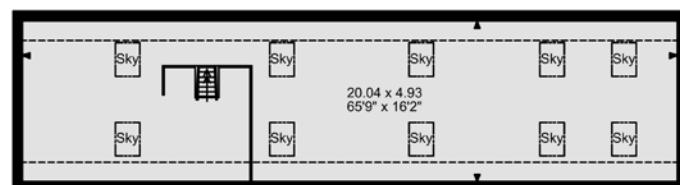
**The Barn**



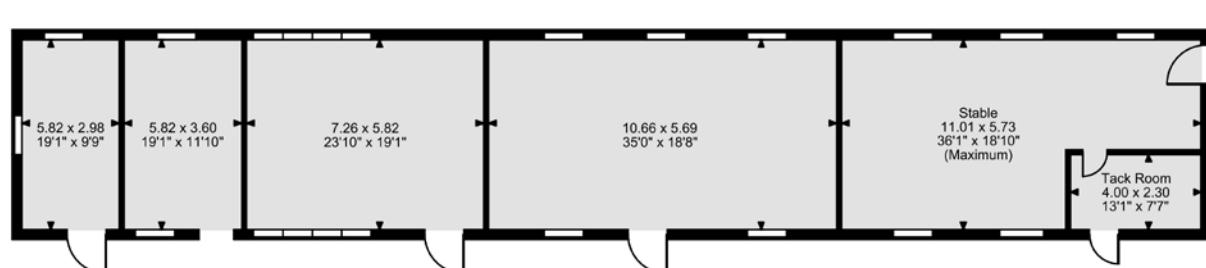
Horse Barn  
21.10 x 9.09  
69'3" x 29'10"



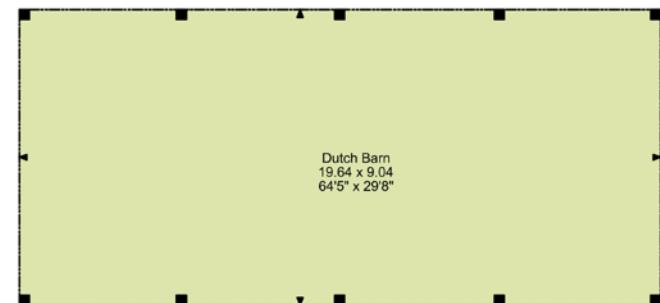
## Ground Floor



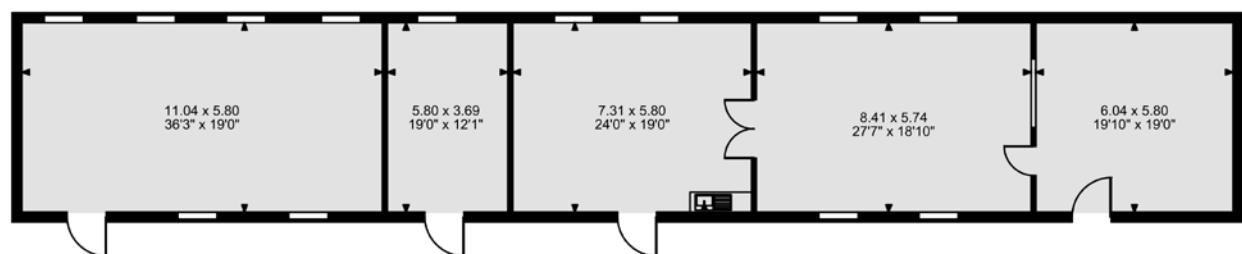
## First Floor



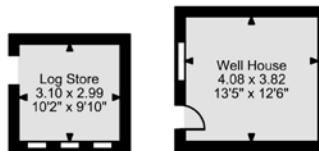
## Workshop/Storage 1 to 4



Dutch Barn  
19.64 x 9.04  
64'5" x 29'8"



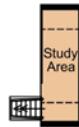
## Workshop/Storage 5 to 9



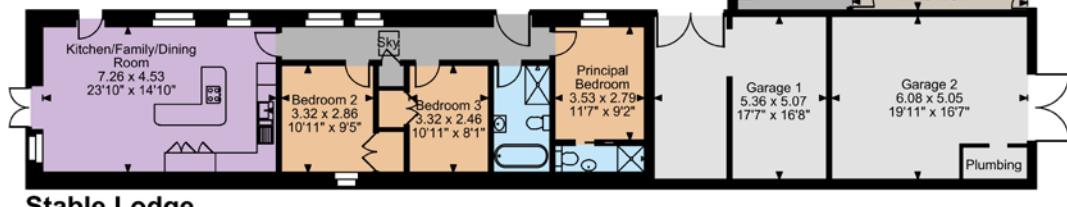
The position & size of doors, windows, appliances and other features are approximate only.

□ Denotes restricted head height

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### Mezzanine in Bedroom 2 Stable Lodge



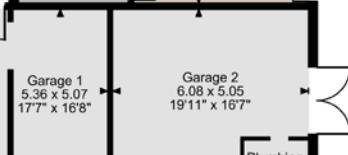
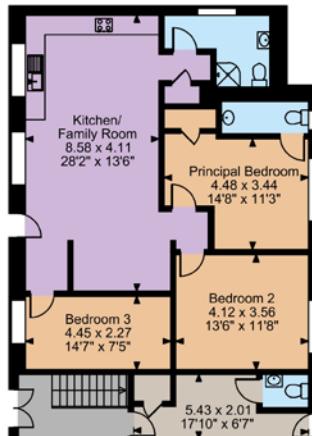
### Stable Lodge

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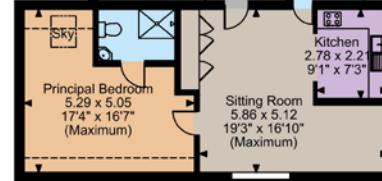
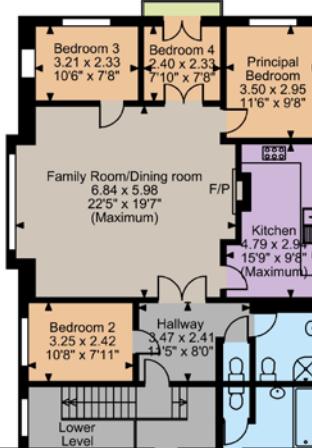
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### Barn Terrace



### The Old Barn



### Barn Annexe

## Floorplans

The Barns and Stable Lodge, Ladwood Farm

Stable Lodge internal area 953 sq ft (89 sq m)

Garage internal area 633 sq ft (59 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)

Communal internal area 126 sq ft (12 sq m)

"The Residential Barns" internal area 4,575 sq ft (425 sq m)

Outbuildings internal area 9,555 sq ft (888 sq m)

Total internal area 13,497 sq ft (1,254 sq m)

For identification purposes only.

## Directions

CT18 8LL

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

## General

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

**Services:** Mains water and electricity. We understand that the private drainage complies with the relevant regulations; confirmation is being sought. Stable Lodge: air source heat pump. The 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:

Barn Annexe - Band B; Stable Lodge - Band C

**EPC Rating:** Stable Lodge - C

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

**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

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