

Parsonage Farm
Bekesbourne



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A charming Grade II listed farmhouse with comfortably styled accommodation and an excellent annexe, tucked away in a picturesque village setting with a train station, just three miles from Canterbury city centre

Parsonage Farm comprises a delightful period farmhouse with a detached annexe. Together they provide an enticing lifestyle with flexible accommodation situated in a charming position in the small and highly accessible village of Bekesbourne. Set within a conservation area, the property dates from the 16th century or earlier with mellow brick and rendered elevations, while internally the stylish presentation showcases a wealth of character including exposed timber beams, original fireplaces and other period features. The annexe is formed from an attractive period outbuilding.

The front door opens to an entrance hall and cloakroom leading to the generous main reception rooms. A substantial sitting room sits to the centre of the house with high beamed ceilings, beautiful herringbone parquet flooring, a deep fireplace housing a gas-fired stove and French doors opening onto the gardens. A double aspect drawing room with panelled walls provides an elegant room arranged around a curved brick fireplace fitted with a wood-burning stove. In addition, there is a useful study and a formal dining room which also has a wood-burning stove.

The stunning 29ft kitchen provides a fantastic, relaxed living and entertaining space arranged around a large island with a vaulted ceiling exposing original timber beams. There is plenty of space for a breakfast table and a door leading outside provides the everyday entrance.

On the first floor are three well-presented bedrooms, including the large principal bedroom with built-in storage and an en suite shower room. The first floor also benefits from a well-appointed family bathroom with twin washbasins, a roll-top bathtub and a separate shower. A fourth bedroom is located on the second floor.

The Old Poison Shed is a generous brick building and was carefully converted to an annexe under ref 07/00915 to provide an open-plan kitchen and bed/sitting area with bathroom to be used as additional living accommodation alongside the main house. The garden store and mezzanine storage are currently used as bedrooms as shown on the floorplans. This beautifully converted building was further extended under ref 09/01033/LB to provide a garden room with views of the garden.

Outside, the farmhouse and cottage are approached via a gravel drive leading to a courtyard providing ample parking between the buildings.

The gardens and grounds include terraces, lawns bordered by established beds and a vegetable garden adjacent to the annexe. A gravel drive/path leads to the far end and a further area of garden enclosed by a hedge with a stable.

3,837sq ft (357 sq m) | Freehold
4 bedrooms | 2 bathrooms
Detached annexe | About 0.65 of an acre

Guide price £1,450,000

Location

Parsonage Farm enjoys a charming village setting in Bekesbourne, surrounded by attractive Kent countryside yet within easy reach of the historic city of Canterbury. Local amenities are available in the nearby villages, while Canterbury itself provides a comprehensive range of shopping, leisure and cultural facilities. The area is particularly well served by education, with highly regarded independent and grammar schools including King's School Canterbury, Kent College, St Edmund's School, Simon Langton Grammar School for Boys and Simon Langton Girls' Grammar School all within convenient distance.

Transport links are excellent, with a journey time from just 4 minutes from Bekesbourne station to Canterbury East and onwards services to Dover and London. The nearby A2 provides direct dual carriageway access onto the motorway network and Canterbury West station provides High Speed services to London St Pancras in under an hour. Alternatively, Ashford International is within 16 miles, offering services to London St. Pancras in around 36 minutes. The area has good access to Continental Europe via Eurotunnel and the Port of Dover.

Postcode region: CT4

General

Local Authority: Canterbury City Council

Services: All mains services; gas heating.

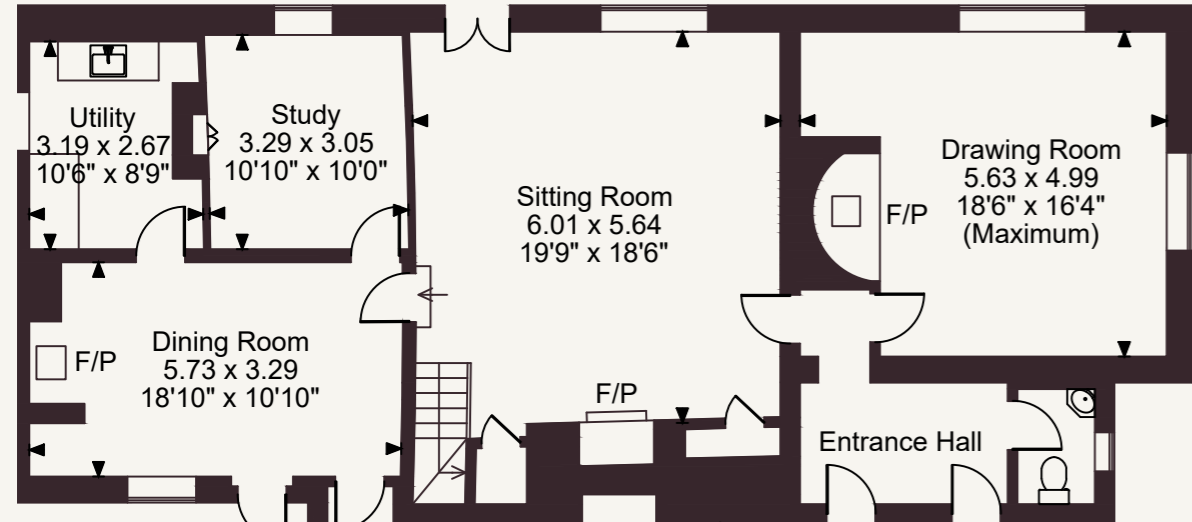
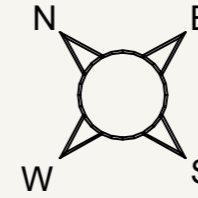
Council Tax: House: Band G; Annexe: Band A

EPC Rating: E

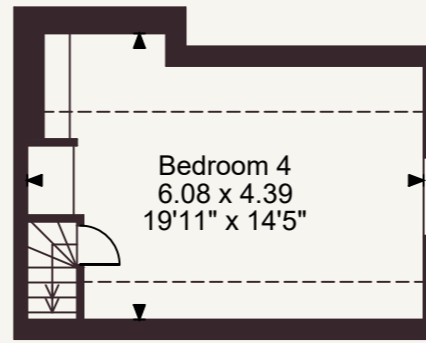
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



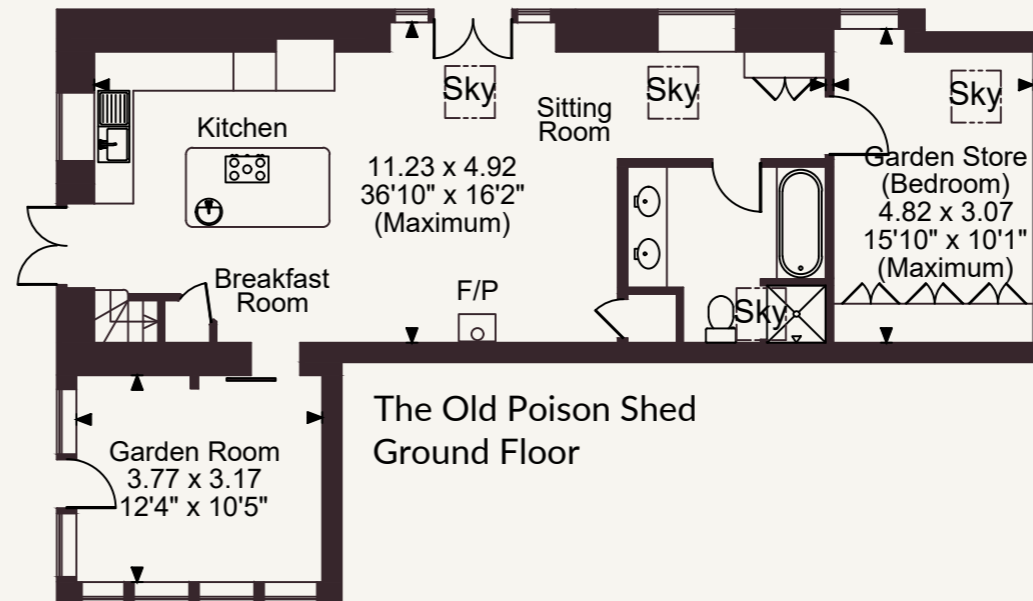
Parsonage Farm School Lane, Bekesbourne
 Main House internal area 2,743 sq ft (255 sq m)
 The Old Poison Shed internal area 1,094 sq ft (102 sq m)
 Outbuilding internal area 117 sq ft (11 sq m)
 External W.C. internal area 24 sq ft (2 sq m)
 Total internal area 3,978 sq ft (370 sq m)



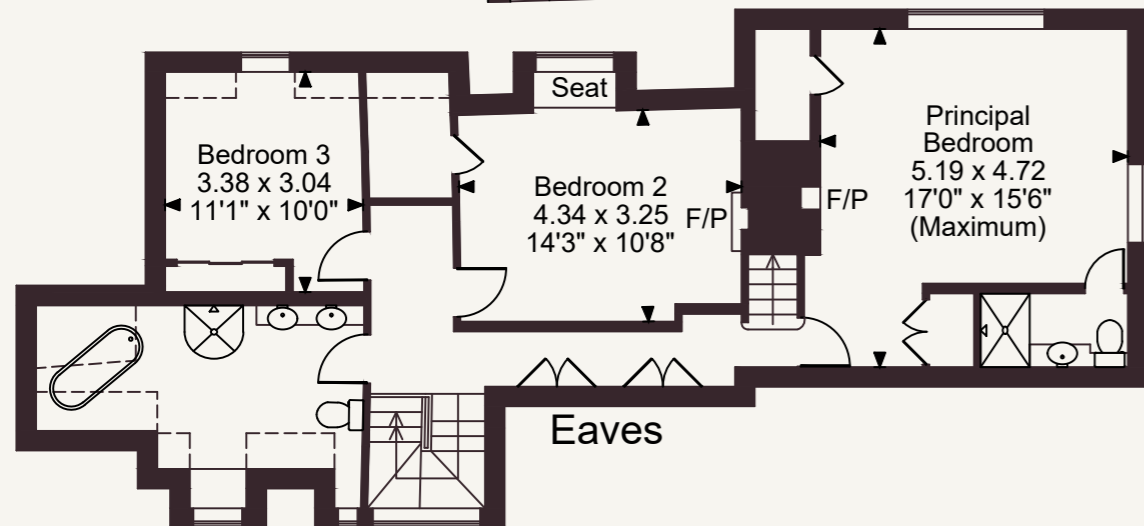
Ground Floor



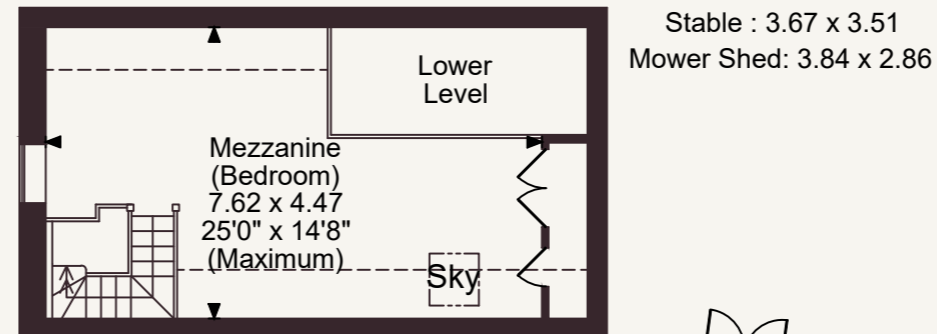
Second Floor



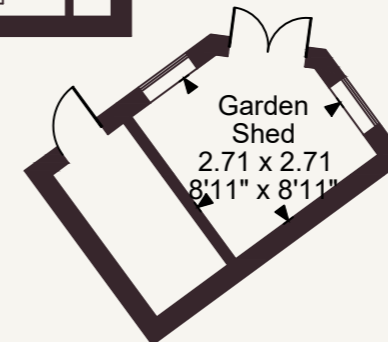
The Old Poison Shed Ground Floor



First Floor



The Old Poison Shed First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

--- Denotes restricted head height

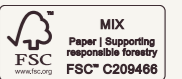
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