



# The Quaives

Ickham



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An impressive Grade II listed house  
set within an exceptional estate, with  
extensive converted outbuildings and  
business potential in a beautiful rural  
East Kent setting.

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The Quaives Seaton, Ickham, CT3 1RU

Wickhambreaux 0.3 mile, Littlebourne 1.3 miles, A2 (Dover Road) 4 miles, Canterbury 6.2 miles,  
Ashford and Ashford International 20.5 miles (London St Pancras from 36 minutes),  
Central London 67.2 miles

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***Features:***

***Main House:*** 7 Bedrooms | 4 Reception rooms  
Kitchen/breakfast room

***3 Cottages:*** One with 2 bedrooms | Two with 1 bedroom

***Main Barn:*** Yoga studio | Saloon | Kitchen | Dormitory  
Store | Office

***Extensive Grounds:*** Formal gardens | Rewilded land with  
lake and wetlands | External event space | Tennis court

***The Business:*** The current owner has begun to establish an events  
and glamping business. Formal planning consent is awaited.

***Further outbuildings:*** Barn 3 | Pavilion | Log Store | WCs  
Bar and kitchen

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About 18 acres in all









### ***The Quaives:***

Centred on a superb and historic family house, The Quaives provides a unique edge of village opportunity to combine business and home on a single site. The current owner has run a successful glamping, holiday cottage and yoga retreat business from this peacefully located site, set on the edge of one of East Kent's more sought-after villages. Together with its three cottages and extensive outbuildings, the estate offers the prospective purchaser the opportunity to continue its use as a quality events venue.

**The House:** Dating from the late 17th century and once owned by Fleetwood Mac's Christine McVie, The Quaives is a handsome detached family home offering more than 6,000 sq ft of light-filled, flexible accommodation arranged over three floors. It sensitively combines modern amenities with features such as Dutch gable ends, casement glazing, and some exposed beams, panelling, and original fireplaces.

The accommodation in the main house flows from a welcoming part-panelled rear hall with useful cloakroom. It comprises a drawing room with French doors to the terrace and sitting, family and dining rooms, all four with feature fireplaces, together with a kitchen/breakfast room with a range of wall and base units including a large central island, an Aga, modern integrated appliances, space for a sizeable table and French doors to the terrace. A neighbouring fitted utility room and separate boot and laundry rooms with a useful second cloakroom complete the facilities.

On the first floor the property provides a principal bedroom with dressing room and en suite cloakroom, three further bedrooms, a family shower room and a family bathroom with twin sinks, bath and separate shower. The property's three remaining bedrooms and two spacious family bathrooms can be found on the vaulted second floor.

### ***Outside***

The property is approached through twin stone pillars and double wrought-iron gates over a gravelled driveway providing private parking.

***The Cottage and Outbuildings:*** There is a wide range of outbuildings. These include three well-appointed cottages, one with two bedrooms and the others with one bedroom. There is also the main barn with a dormitory, vaulted yoga studio with full-height glazing, salon, store, kitchen and first floor over, a second brick barn with kitchen and bar, and a further outbuilding with three shower rooms and log store.

***The Grounds:*** The manicured part-walled grounds surrounding the house are laid mainly to level lawn and pasture and a small lake bordered by Blackhole Dike. The gardens feature a vegetable garden with raised beds, a 35 ft greenhouse, and a picnic area. It also has an all-weather tennis court with a pavilion with a verandah, a hot tub area, pond, open-sided barn, mature specimen trees, wild walkways, numerous seating areas, and paved side and rear terraces off the main house, ideal for entertaining and al fresco dining.

***The Business opportunities:*** Our client has rewilded the land with a lake and wetlands, forming a wonderful wildlife haven. This space has created a fabulous backdrop for an event space and glamping business.

Website information: <https://www.thequaives.com>

***Planning Consent:*** Retrospective change of use of land for up to 20 bell tents together with a temporary toilet block, covered cooking area, bar and associated parking is PENDING (Ref. No: CA/22/01530). Installation of an outdoor swimming pool has been granted (Ref. No: CA/20/01560).























Yoga Studio











Bumble Bee Cottage



Songbird Cottage



### ***Location***

Set on the Little Stour with its scenic walks, Wickhambreaux has a village green, church, village hall, local shops, two pubs and a primary school. Neighbouring Ickham has a village hall, church, spa retreat and popular gastropub. The larger villages of Littlebourne and Wingham provide wider local shopping and amenities whilst cosmopolitan Canterbury offers extensive shopping, cultural, sporting and recreational amenities.

Communications links are excellent: the A2 links to the M2 and motorway network, Bekesbourne station (3.1 miles) offers services to London and the coast, and trains from Ashford International reach London St Pancras from 36 minutes. The Eurotunnel Terminal at Folkestone and the Port of Dover provide regular cross-Channel services to the Continent.

The area offers state primary and secondary schooling including Wickhambreaux, Adisham and Sturry C of E Primary Schools (all rated Outstanding by Ofsted) together with independent schools including Junior King's, St Faith's at Ash, The Worthgate and The King's School, reputedly the oldest school in the world.

### ***Directions***

CT3 1RU

What3words: ///stepping.goose.swift - brings you to the driveway.

### ***General***

**EPC rating:** *Local Authority:* Canterbury City Council

**EPC rating:** The Quaives – D; All Cottages – E

**Services:** Mains water, electricity and gas. We understand that the private drainage at this property complies with relevant regulations. Gas heating.

**Council Tax:** Band G      **Tenure:** Freehold

**Planning:** Prospective purchasers should make their own enquiries of Canterbury City Council.

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

**Guide Price:** £4,500,000









*The Quaives Seaton, Ickham, Kent*

*Main House internal area 6,008 sq ft (558 sq m)*

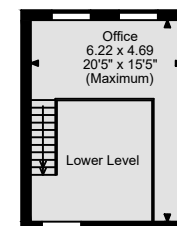
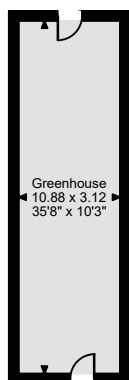
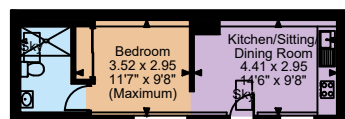
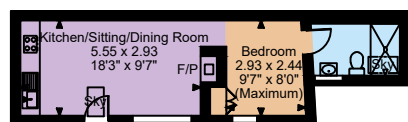
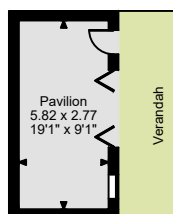
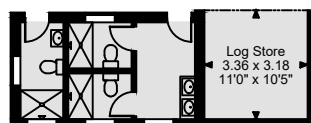
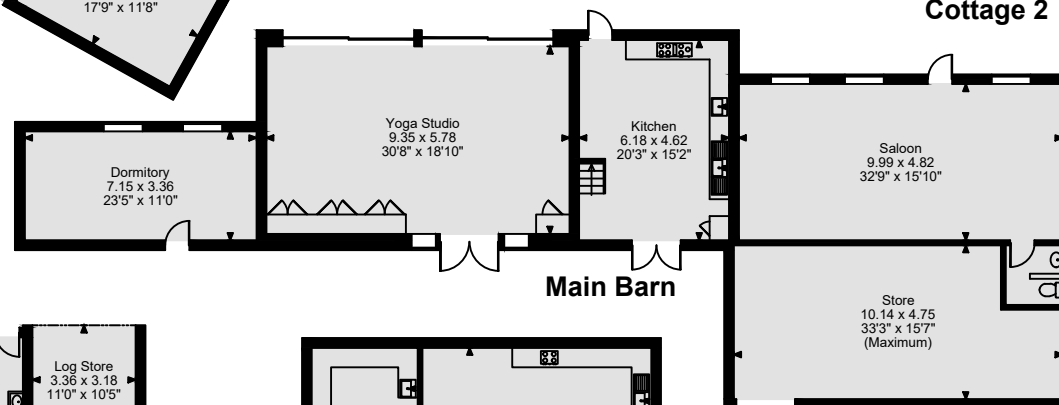
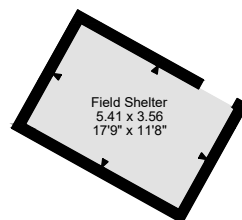
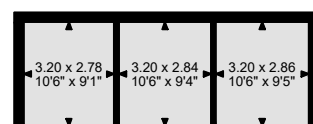
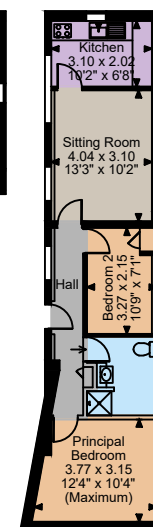
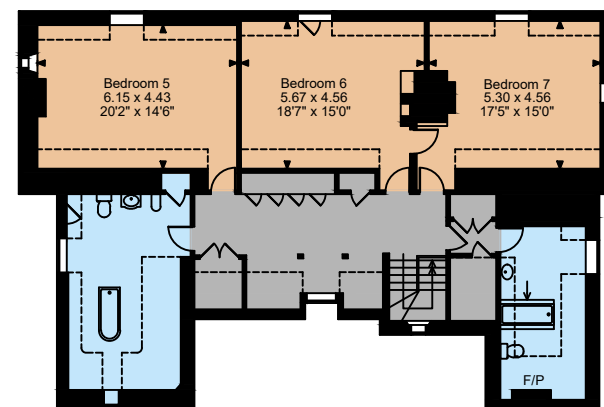
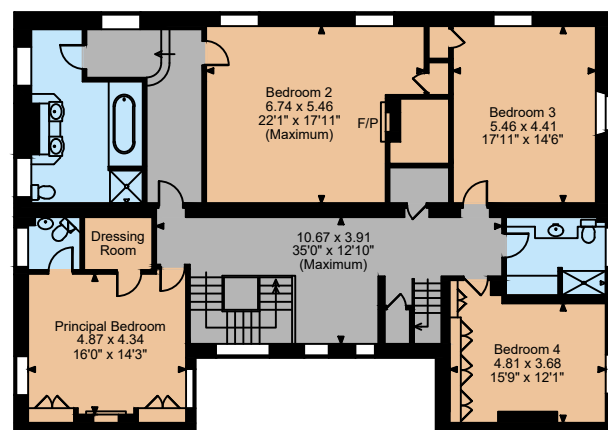
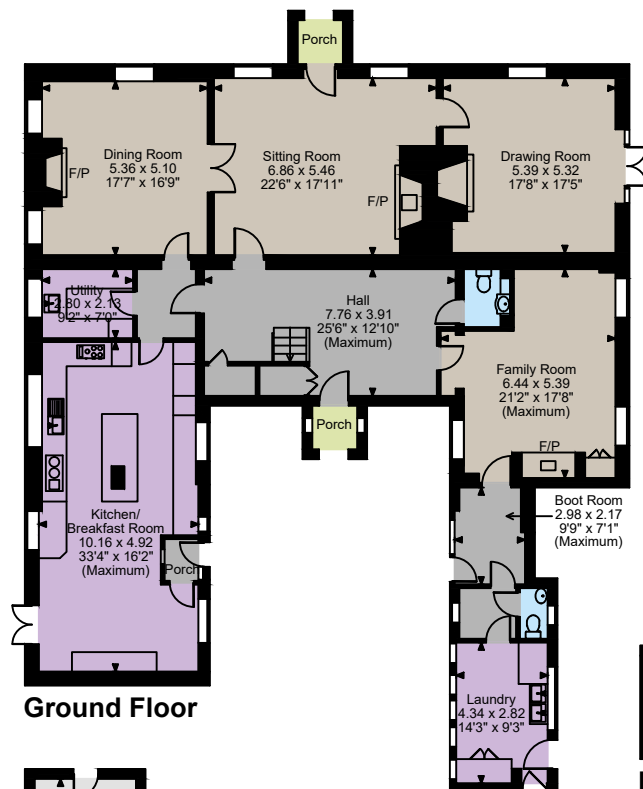
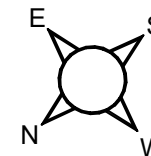
*Cottage 1,2,3 internal area 1,168 sq ft (108 sq m)*

*Barns internal area 781 sq ft (73 sq m)*

*Outbuildings internal area 3,196 sq ft (297 sq m)*

*Total internal area 11,153 sq ft (1,036 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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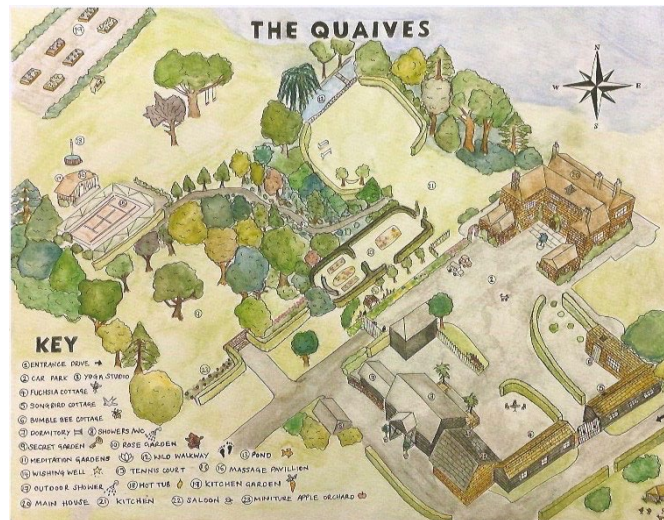
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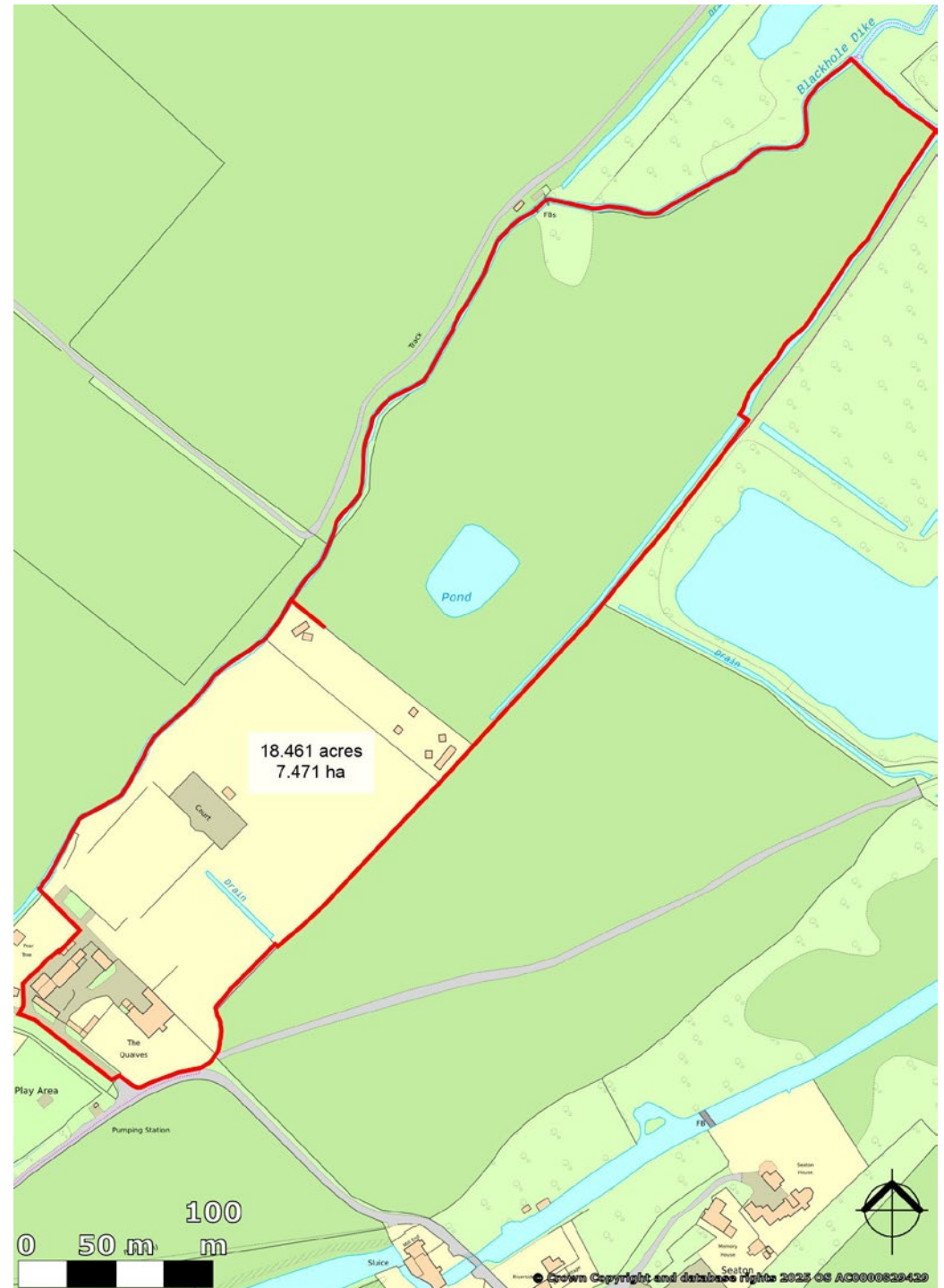
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