



# EQUUS

*Country & Equestrian*



FRITH COTTAGE

# FRITH COTTAGE, Dean Street, East Farleigh Maidstone, Kent ME15 0PR



Nestled within the charming village of East Farleigh, near Maidstone, this impressive attached converted coach house dating back to the 1800s (unlisted) is set within approximately 5.5 acres (\*TBV) and offers an exceptional combination of characterful family living with excellent equestrian facilities and further development potential.

The equestrian facilities are well arranged and include three paddocks of varying sizes, each fitted with water troughs (not currently connected). A substantial stable block provides four corner stables and three internal stables, complemented by a large open hay barn. An outdoor riding arena with a Reigate sand and fibre surface (approx. 40m x 20m) completes the equestrian offering. The stables benefit from direct access from the main driveway, with ample parking available for multiple vehicles, horseboxes, and trailers both by the stables and along the main drive.

The accommodation extends to approximately 2,322 sq. ft., blending historic charm with modern conveniences and featuring a wealth of character throughout, including exposed beams. The ground floor comprises a well-appointed country-style kitchen with an integrated modern electric Aga, an adjoining porch/boot room, and a separate utility room. There is a spacious double-aspect sitting room with an impressive exposed brick fireplace, alongside a formal dining room and a cosy snug/TV room. A downstairs cloakroom completes the ground floor accommodation.

To the first floor are four generously proportioned bedrooms served by two modern bathrooms, one is en suite offering comfortable and flexible family living. An outbuilding within the courtyard close to the house provides potential for conversion into an annex, subject to the necessary planning consents.

## SITUATION & LOCATION

Enjoying a peaceful rural setting, the property is ideally positioned within easy reach of the sought-after villages of Coxheath and East Farleigh. Both villages offer a selection of everyday amenities, including traditional public houses, well-regarded primary schools, and local convenience stores, all within approximately 1.5 miles.

The surrounding countryside provides beautiful walks directly from the doorstep, while Maidstone town centre is close at hand, offering an extensive range of shopping, dining, leisure facilities, and a retail outlet. The area also benefits from picturesque river and footpath walks, creating an ideal balance between town and country living.

Excellent transport links are available, with convenient access to the M20, Maidstone town centre, and East Farleigh railway station, which offers direct services to London. A range of primary, secondary, and Montessori schools are also located nearby, making this an exceptional location for families seeking village charm combined with modern convenience.

## OUTSIDE - LAND & GARDENS

The gardens and grounds, extending to approximately 5.5 acres (\*TBV), are a particular highlight, enjoying a sunny south-westerly aspect with far-reaching views across the rear paddocks and open countryside towards Maidstone. Immediately behind the house is an attractive, landscaped courtyard garden featuring seating areas, covered pergola archways, and a small pond set into one corner. The grounds and paddocks are bordered by an abundance of mature trees and shrubs, providing excellent privacy and a delightful rural

setting.

A gated driveway leads from the main road to a generous parking area before continuing on to the paddocks and stables beyond, completing this highly versatile and appealing country property.

The acreage and or land shown / stated on any map and or screen print for the property is \*TBV – (To Be Verified), which means that the land has not been formally measured and or verified by Equus and or its sellers/clients. A Title Plan from Land Registry will have been acquired, where available, showing the boundary and acreage. Otherwise, an online measuring tool will have been used to 'check' the acreage against the Land Registry Title where possible. Interested applicants / buyers are advised that if they have any doubts as to the plot size and wish to have verification of the titles and exact area of the entire plot/s, they will be required to make their own arrangements, at their own cost, by appointing the services of a Solicitor acting on their behalf and an accredited / qualified company who can measure the area for a compliant Land Registry Title Plan.

## MATERIAL INFORMATION

TENURE: Freehold

PROPERTY TYPE: Attached Main House

PROPERTY CONSTRUCTION: Brick

NUMBER & TYPE OF ROOM/S: see attached floor plans.

PARKING: Ample Parking on side driveway and by stables

FLOOD RISK: Zone 1

TITLE NUMBER/S: K461040 / K254118

LOCAL AUTHORITY: Maidstone Borough Council

TAX BAND: E

EPC RATING: Full ratings & advisories/estimated costs are now online at the .gov web site:  
<https://find-energy-certificate.digital.communities.gov.uk/>

CCTV is available by separate negotiation

## SERVICES & OUTGOINGS

HEATING: Oil

SEWAGE: Mains Drainage

WATER SUPPLY: Mains

ELECTRICITY SUPPLY: Mains

Ofcom - Mobile & Broadband

BROADBAND – Super Fast Fibre to property

Download : 900 Mbps / Upload 900 Mbps – also see useful website links.

## MOBILE COVERAGE

Current Indoor – Sky & BT- also see useful website links.

Outdoor – Sky & BT- also see useful website links.

## OUTBUILDING/S SERVICES:

SABLES - WATER SUPPLY: Mains from house

ELECTRICITY SUPPLY: Mains from house

POTENTIAL ANNEXE SERVICES



NATIONAL ADVERTISING • LOCAL KNOWLEDGE • SPECIALIST ADVICE





PROPERTY TYPE: Detached  
PROPERTY CONSTRUCTION: Brick  
NUMBER & TYPE OF ROOM/S: see attached floor plans.  
SERVICES  
HEATING: Calor Gas  
SEWAGE: Connected to main house  
WATER SUPPLY: Connected to main house  
ELECTRICITY SUPPLY: Connected to main house

#### HELPFUL WEBSITES

We recommend that you visit the local authority website pertaining to the property you are interested in buying for all the planning consents / restrictions / history and the following websites for more helpful information about the property and surrounding local area before proceeding in a purchase:  
[www.goodschoolsguide.co.uk](http://www.goodschoolsguide.co.uk) | [www.homecheck.co.uk](http://www.homecheck.co.uk) | [www.floodrisk.co.uk](http://www.floodrisk.co.uk) | [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk) - [www.landregistry.gov.uk](http://www.landregistry.gov.uk) | [www.homeoffice.gov.uk](http://www.homeoffice.gov.uk) | [www.ukradon.org](http://www.ukradon.org)  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>  
<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/broadband-speeds/broadband-basics>

#### DISCLAIMERS

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Equus International Property Ltd in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Equus International Property Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Equus International Property Ltd.
2. Material Information: Please note that the material information is provided to Equus International Property Ltd by third parties and is provided here as a guide only. While Equus International Property Ltd has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical.
3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
6. VAT: If applicable, the VAT position relating to the property may change without notice.

#### VIEWING ARRANGEMENTS

All Viewings are strictly by Appointment with the Vendors' Agent

Equus Country & Equestrian, South East/South West

T: 01892 829014

E: [sales@equusproperty.co.uk](mailto:sales@equusproperty.co.uk)

W: [www.equusproperty.co.uk](http://www.equusproperty.co.uk)

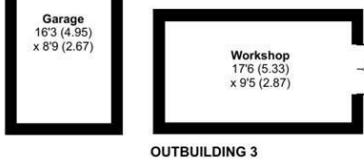
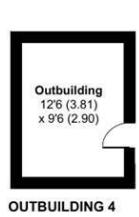
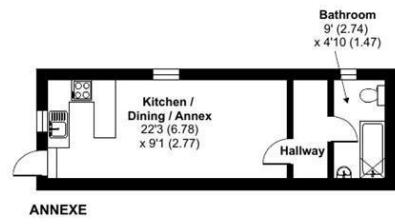
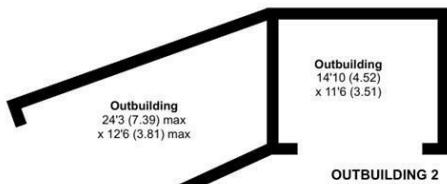
DISCLAIMER: All prospective buyers view all properties for sale with Equus International Property Ltd at their own risk and neither the Agents, Joint Agents nor the Sellers take responsibility for any damage or injury however caused to themselves or personal belongings or property.

By viewing a property with Equus you accept this disclaimer. If inspecting the outbuildings, equestrian facilities or any other building within the grounds you must wear appropriate clothing and footwear and children must be either left in the car or always supervised. Livestock should not be touched and all gates left shut or closed after use.

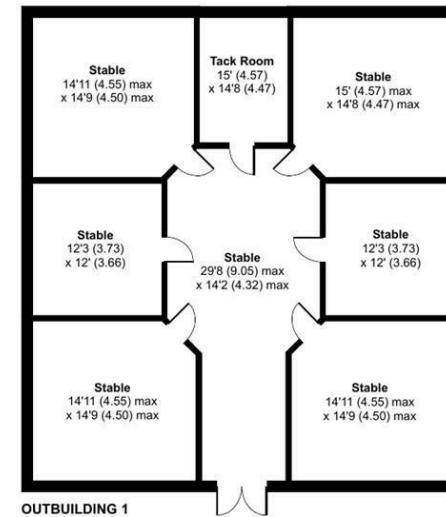
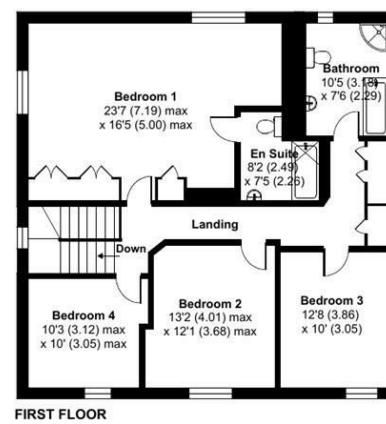
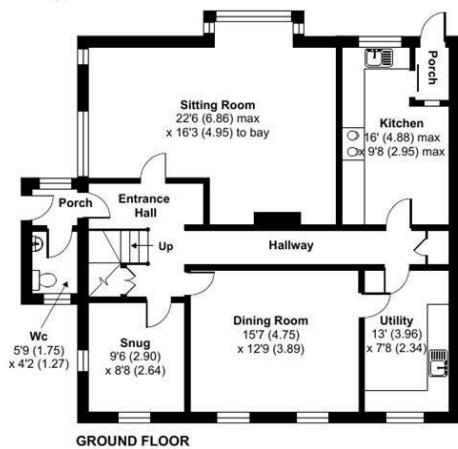


Guide price £1,150,000





Main House = 2322 sq ft / 215.7 sq m  
 Annexe = 283 sq ft / 26.2 sq m  
 Garage = 145 sq ft / 13.4 sq m  
 Outbuildings = 2392 sq ft / 222.2 sq m  
 Total = 5142 sq ft / 477.6 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nliche.com 2026. Produced for Equus Property. REF: 1396241

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F	53	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

PROPERTY MISDESCRIPTION ACT 1991: Every care has been taken in the preparation of these particulars but their accuracy is not guaranteed and they do not form part of any contract. Descriptions are given in good faith and as an opinion of the agents, not as a statement of fact. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("information") may be relied upon as a statement of representation or fact. Neither Equus Property nor its Joint Agents have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of Equus Property or the seller/lessor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are reproduced for general information using a 24mm wide-angle lens and are not necessarily comprehensive nor current; no assumption should be made that any content shown are included in the sale nor with regards to parts of the property which have not been photographed. Reference to any particular use of any part of the property or to alterations is not intended to imply that planning or building regulations or any other consents have been obtained. We have not tested any appliances, services, heating systems or fixtures, and so cannot guarantee they are in good working order. Prospective purchasers should undertake their own tests, enquiries or surveys before entering into any commitment. The information in these particulars is given without responsibility on the part of the Agent or their clients. Neither the Agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property. These particulars are issued on the understanding that all viewings and negotiations are conducted through the agents.

NATIONAL ADVERTISING • LOCAL KNOWLEDGE • SPECIALIST ADVICE



[www.equusproperty.co.uk](http://www.equusproperty.co.uk)

NATIONAL ADVERTISING • LOCAL KNOWLEDGE • SPECIALIST ADVICE



NATIONAL ADVERTISING • LOCAL KNOWLEDGE • SPECIALIST ADVICE



A member of



UKLANDand  
FARMS.co.uk

