



# EQUUS

*Country & Equestrian*



Douglas Farm Cottage Cuckoo Lane

## Douglas Farm Cottage Cuckoo Lane, Kent CT21 4ET

**SOLD - SIMILAR PROPERTIES REQUIRED** - A detached well presented and extended 4 bedroom chalet bungalow set within 1.5 acres (TBV\*) of gardens around the house and 2 adjoining paddocks. The property has ample off road parking, with detached single garage and compact Equestrian Yard that would suit those wishing to have their horses/ponies at home rather than in a livery yard. In a glorious setting being surrounded by picturesque countryside and panoramic far reaching views to the rear over adjoining fields, in an area of outstanding natural beauty. The current owners have extended and improved the property to provide versatile and well proportioned accommodation including 3 reception rooms, 4 bedrooms, with the benefit of an additional 3 bedroom mobile home. Adjacent to the house is a breeze block built stable block with 2 stables and enclosed concrete yard, part post and rail fencing and gated access. Within the well maintained garden area there are various wooden buildings and a greenhouse. Set at the foot of the North Downs with immediate access to off-road hacking providing both safe spectacular riding and walking and 360 degree views across Folkestone, Hythe and the surrounding area. Superb location for the keen Equestrian rider, on off-road bridleways and footpaths, which run across the North Downs providing both short and long circular rides and for those wanting to go further afield, routes to Lyminge and Saltwood. The village of Postling has quiet roads offering other routes through to additional off-road hacking and routes to Stowting and beyond.

### SITUATION

The pretty village of Postling is situated at the edge of the North Downs and at the foot of the Elham Valley within idyllic countryside, an area of outstanding natural beauty. Good access to the town of Hythe (3.5 miles away) and the village of Lyminge (2 miles away). Lyminge is a well served village with local amenities and primary school. Hythe enjoys a bustling High Street, with its range of interesting shops, boutiques, restaurants, cafés, supermarkets, doctors surgeries, etc, unspoilt seafront, and a variety of sports and leisure facilities. Excellent communications via main line railway station in Saltwood (Sandling 3 miles) road access to the M20, via junction 11. The High Speed Link rail service to Stratford (53 minutes) and St Pancras (37 minutes) via

Folkestone West (5 miles) or Ashford International (12.5 miles), Channel Tunnel Terminal (3 miles away). All distances are approximate.

### ACCOMMODATION ( see floor plan)

FRONT ENTRANCE is via glazed door, with window to side, tiled floor. CLOAKROOM low level WC, wash basin, tiled floor and walls. DINING HALL staircase to first floor, double glazed window to front overlooking front garden. KITCHEN well fitted with a modern range of base units and wall cupboards, incorporating recess and plumbing for washing machine and provision for tumble dryer, work surfaces, sink, 5-burner gas hob, integrated eye-level double oven/grill, window to rear overlooking the gardens and fields, open plan with step down to FAMILY/BREAKFAST ROOM range of base cupboards and wall units, gas fired coal effect free standing stove, windows to three sides, pair of doors opening down to side terrace. BEDROOM 1 range of fitted wardrobes, bay window and doors opening to and overlooking rear garden with views to the adjoining fields. BEDROOM 2 window to side and rear. BEDROOM 3 range of built in wardrobes window to front. DOWNSTAIRS FAMILY BATHROOM modern white suite, corner bath, wash basin, WC, separate shower.

### FIRST FLOOR

LANDING AREA with roof light providing magnificent views over adjoining farmland, and eaves storage. FIRST FLOOR SITTING ROOM free-standing cast iron electric stove with canopy above and tiled hearth. Dormers to front and rear with windows providing magnificent views over the surrounding countryside and a pair of bookcases fitted to either side of the entrance door, eaves storage. BEDROOM 4 roof light to rear elevation enjoying more lovely views over adjoining farmland, with useful eaves storage.

### EQUESTRIAN STABLES & PADDOCKS

The driveway has parking for several vehicles/horse boxes and the stables are adjacent to the drive and house. STABLE BLOCK a compact building of breeze block construction with wooden doors, STABLE ONE (12'5" x 6'4" approx.), STABLE TWO (12'5" x 11' approx.) light outside and an enclosed concrete yard, part post and rail fencing and single gate. The property has around 1.5 acres (TBV\*)





of paddocks and gardens. The TWO PADDOCKS have access from the driveway and run to the far boundary of the garden enclosed by post and rail fencing .PADDOCK ONE is accessed from the drive via five bar gate and then a further gate leads along a lawned walkway behind the garden opening through a further gate into the SECOND of the LARGER PADDOCKS both are well enclosed by post and rail fencing. Further grazing could be created using part of the garden area if required.

#### **ADDITIONAL ACCOMMODATION GARDENS & OUTBUILDINGS**

The property has additional accommodation within the garden and screened from the main property and is freestanding. The MOBILE HOME has, main reception room with bay window, separate kitchen, well fitted with a comprehensive range of units with inner hall to three bedrooms, a bathroom and a door to the side. The gardens surround the house and to the front mainly laid to lawn with mature borders and feature trees, stretching round the side of the house to a paved terrace for outside dining. Backing on to the terrace is a TIMBER FRAMED WORKSHOP with power light and gas and beyond a SUMMERHOUSE with adjoining GREENHOUSE. To the rear a timber framed decked terrace, steps down to further gardens laid extensively to lawns, with mature borders, variety of trees including a small orchard and vegetable garden. Within the drive area is a DETACHED SINGLE BLOCK BUILT GARAGE (20' x 10'7"approx) up and over door to the front.

#### **LAND**

The acreage stated at the property is 'TBV - \*To Be Verified', which means that the land has not been measured formally by Equus and its sellers/clients other than by obtaining the Title Plan from Land registry with the acreage clearly marked where available. Interested applicants/buyers are advised that if they have doubts as to the plot size and wish to have verification of the exact size of the entire plot, they will be required to make their own arrangements by appointing the services of an accredited company who can measure the boundary for a compliant Land Registry Title Plan.

#### **SERVICES & OUTGOINGS**

TENURE: Freehold



LOCAL AUTHORITY: Shepway District Council  
SERVICES: LPG central heating, Mains Drainage, Electric  
MOBILE HOME: Calor Gas central heating & power  
TAX BAND: E  
EPC RATING: E  
PHOTOGRAPHS TAKEN: November 2015  
BROCHURE PREPARED: November 2015

#### **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)

#### **VIEWING ARRANGEMENTS**

All Viewings are strictly by Appointment with the Vendors Agent

Equus Country & Equestrian, South East

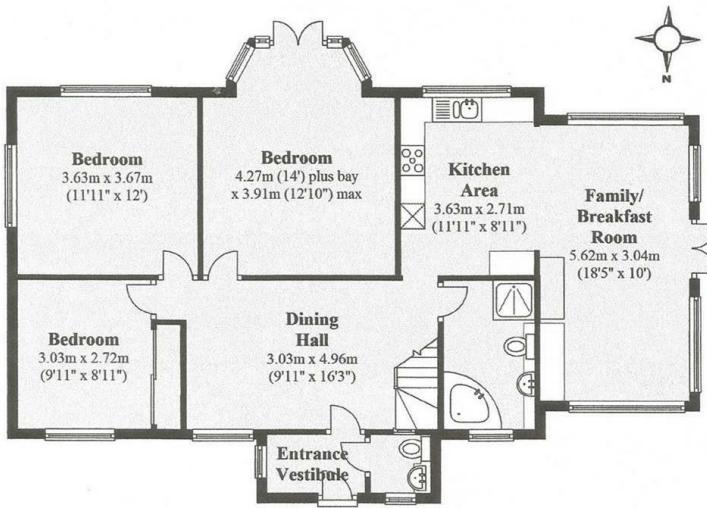
T: 01227 706009

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

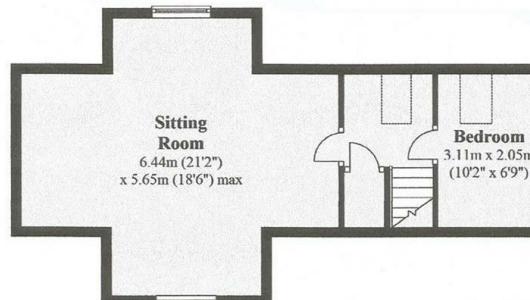
#### **GENERAL NOTES ON WRITTEN INFORMATION & WEBSITES**

If you are viewing one of our properties through an external website such as Right Move or Zoopla, certain information placed within the sales details may be stripped out of the text; these may include – external websites names, currency signs and useful telephone numbers. Furthermore, unlike other web site portals as mentioned, the Equus web site shows exactly where the property is located on the site map - so please refer to our own website [www.equusproperty.co.uk](http://www.equusproperty.co.uk)

**Ground Floor**  
Approx. 94.0 sq. metres (1011.7 sq. feet)



**First Floor**  
Approx. 39.4 sq. metres (424.4 sq. feet)



Total area: approx. 133.4 sq. metres (1436.1 sq. feet)

Disclaimer: These plans are for information purposes only and are intended to show approximate measurements only. No responsibility is taken for error or omission.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	85
(81-91) B	47
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current Potential
(92 plus) A	93
(81-91) B	62
(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

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