



Animal Farm Mill Road, Canterbury, CT3 1LB
£950,000



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A charming period farmhouse occupying two acres of land and multi-generational living potential.

Animal Farm has been a cherished family home for many years, and now presents a wonderful opportunity for someone to create the home of their dreams.

Believed to date back to the 1600s, the original part of the main house exudes character and charm throughout. The property offers two generous reception rooms, both featuring open inglenook fireplaces, a welcoming reception hall, a kitchen, dining area, and ground floor WC — all providing flexible and comfortable living space.

Adjoining the main residence is a two-bedroom annexe, which can be accessed from one of the reception rooms. The annexe offers open-plan living with kitchen area, a modern wet room, and two well-proportioned bedrooms. It is ideally suited for multi-generational living, guest accommodation, or even as an independent rental opportunity.

The property sits on a 0.24-acre plot, while an additional 1.87 acres of land is included under a separate title — perfect for those seeking space for hobby farming, equestrian use, or simply to enjoy the surrounding countryside.

Externally, there is ample parking and the home enjoys an enviable position on Mill Lane, in the picturesque village of Staple, offering peace, charm, and a true sense of rural community.

Animal Farm represents a rare opportunity to own a piece of local history, with endless scope to restore, modernise, or extend (subject to planning) — a truly special home ready to begin its next chapter.

Description

Farmhouse Dimensions

Boot Room
Lounge/Diner (4.82m x 5.92m)
First Floor
Leading to
Bedroom (3.05m x 3.7m)
Bedroom (4.63m x 4.86m)
En-suite
With Bath, Shower, Toilet and Hand Wash Basin
Bathroom
With Bath, Toilet and Hand Wash Basin
Bedroom (3.2m x 3.56m)
Bedroom (2.6m x 4.91m)
Parking - Driveway

Annex Dimensions
Entrance

Leading to

Bedroom/ Living Room (4.63m x 7.54m)

Kitchen/Living Room (3.66m x 5.34m)

Bedroom (1.95m x 3.43m)

Wet Room

With Shower Toilet and Hand Wash Basin

Bedroom (2.54m x 3.76m)

Floorplan Clause
Please note: Floor plan measurements provided in our marketing materials may differ from those stated in the EPC (Energy Performance Certificate). While EPCs include all floor areas, including circulation and non-habitable spaces, our measurements reflect only the main living areas to give a clearer representation of usable space.

EPC Rating E

Council Tax Band F

Annex Planning Information
Erection of a single storey side and rear extension to provide ancillary accommodation for the elderly.
Ref. 09/00620
Dover District Council

Location
Nestled in the picturesque countryside of east Kent, Staple is a charming rural village and civil parish within the Dover district, about eight miles east of Canterbury and near Sandwich.
Staple boasts a welcoming community spirit, supported by a village hall, recreation ground, and local amenities such as The Black Pig pub in Barnsole and The Frog & Orange in Shatterling. Schools nearby include Goodnestone CE Primary and Ash Cartwright & Kelsey CE Primary, with Sandwich Technology School serving older students. Healthcare is close at hand via Ash Surgery, and St Martin's Hospital in Canterbury is within easy reach.
Transport links are good for a rural area: regular bus services connect to Canterbury and Sandwich, while Canterbury West station provides high-speed trains to London St Pancras in under an hour—making Staple ideal for commuters seeking village tranquility.
Plot Sizes
The property being sold had two titles, the main residence offered site on a plot size 024 acres
The land 1.87 Acres: Agricultural Grade 1





Ground Floor

Floor area 163.7 sq.m. (1,762 sq.ft.)

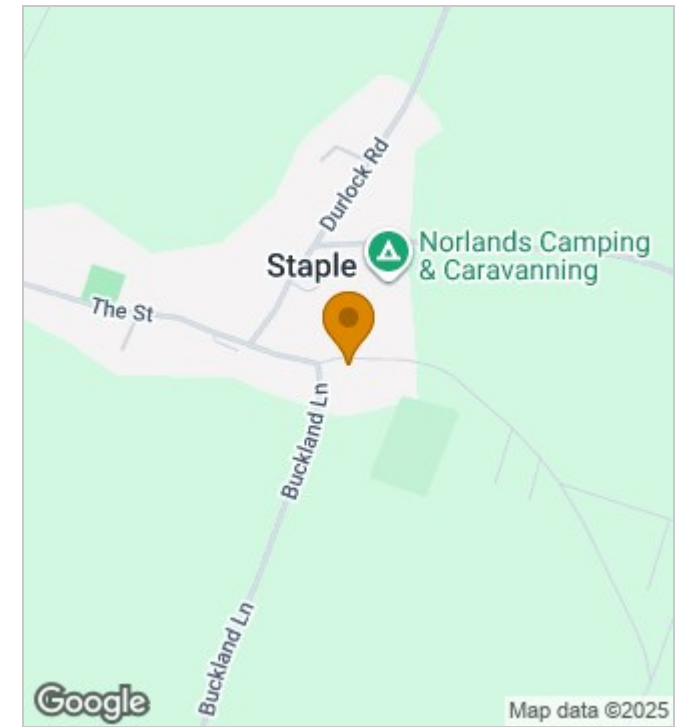


First Floor


Floor area 102.3 sq.m. (1,102 sq.ft.)

Total floor area: 266.1 sq.m. (2,864 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](https://www.propertybox.io)



Energy Efficiency Rating

	Current	Potential	
<i>Very energy efficient - lower running costs</i>			
(92 plus) A		84	
(81-91) B			
(69-80) C			
(55-68) D		41	
(39-54) E	41		
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

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