







Nestled in the heart of the Kentish countryside on the edge of the North Downs and the village of Etchinghill, Coombe Farm is a modernised five-bedroom detached farmhouse offering a rare blend of rural charm, contemporary living, and panoramic views stretching across open countryside to the English Channel in the distance. Set within approximately 3.3 acres of garden, paddocks and grounds, this exceptional property presents a unique opportunity to embrace an idyllic lifestyle with space and tranquillity. The accommodation spans three floors and extends to over 335 sq m, thoughtfully designed for modern family life. On the ground floor, a stunning double height reception hall. Open-plan kitchen/breakfast room forms the heart of the home with impressive proportions and a sleek, contemporary finish. The adjoining dining room provides space for entertaining. There is a utility room, walk in pantry and rear porch. A large sitting room with a central fireplace opens into a bright conservatory, ideal for year-round enjoyment of the garden and views. There's also a separate study and cloakroom. Upstairs, the first floor features four generous bedrooms, including a magnificent main bedroom suite with a private balcony showcasing elevated views of the Channel, walking dressing room and en suite. This level also includes a family bathroom and en suite to bedroom two. A fifth bedroom and bathroom occupy the second floor, offering the perfect guest suite or teenager's retreat. In addition to the main house, Coombe Farm boasts a substantial garage complex with wine store, workshop, gym, and a one-bedroom annexe above - perfect for multigenerational living, home office or rental income. There is granted planning permission for conversion to a residential dwelling. The grounds are a true highlight, 1.7 acre separate paddock, lawned front and rear gardens and an abundance of outdoor storage. Swimming pool with large paved terrace area. Situated in a no-through lane on the edge of the village, yet within easy reach of Folkestone and high-speed links to London, this outstanding home offers the best of countryside living with modern comfort and accessibility. Viewing is highly recommended to appreciate the scale, setting and quality on offer. EPC RATING = D

Guide Price £1,195,000

Tenure Freehold

Property Type Detached House

Receptions 4

Bedrooms 5

Bathrooms 4

Parking Long driveway & garage

Heating Oil

EPC Rating D

Council Tax Band G

Folkestone & Hythe District Council



Situation

The property is tucked away at the end of a no through lane on the edge of the village of Etchinghill which nestles in an Area of Outstanding Natural Beauty with direct access to the North Downs Way and other beautiful walks. It has a rural feel with lush countryside all around, yet is under 4 miles from the coast. At the centre of the village is a pub/restaurant and a short stroll will bring you to Etchinghill Golf Club. A further 3 golf courses are all within 5 miles. A mile away is Lyminge village offering a Post Office & convenience shop, hairdressers, two Doctors surgeries, chemist and Primary School. The nearby coastal town of Folkestone has two mainline railway stations with High-Speed services to London in under an hour. The town is home to 'The Creative Quarter', a thriving collection of artists' studios and creative businesses, and the recently restored Harbour Arm which has become a food, drink and entertainment destination for the town and its visitors. The M20 motorway and Eurotunnel are just two miles away.

The accommodation comprises

Ground floor

Double height reception hall & WC

Kitchen/breakfast room

25' 5" x 18' 8" (7.75m x 5.69m)

Utility room

11' 6" x 6' 11" (3.51m x 2.11m)

Dining room

16' 2" x 14' 4" (4.93m x 4.37m)

Study

11' 3" x 9' 1" (3.43m x 2.77m)

Sitting room

24' 0" x 19' 3" (7.32m x 5.87m)

Conservatory

15' 5" x 12' 11" (4.70m x 3.94m)

First floor

Bedroom one with balcony, walk in wardrobe & en suite

21' 7" x 15' 3" (6.58m x 4.65m)





Bedroom two with en suite
21' 8" x 15' 3" (6.60m x 4.65m)

Bedroom three with en suite
14' 9" x 13' 3" (4.50m x 4.04m)

Bedroom four
11' 10" x 11' 2" (3.61m x 3.40m)

Bathroom

Second floor

Bedroom five
18' 4" x 14' 3" (5.59m x 4.34m)

Second floor bathroom

Annexe/Outbuilding/Garage

Garage
45' 2" x 31' 3" (13.77m x 9.53m)

Workshop
11' 9" x 9' 8" (3.58m x 2.95m)

Gym
24' 7" x 18' 1" (7.49m x 5.51m)

Outbuilding Frist Floor

Kitchen/Living room
21' 11" x 11' 2" (6.68m x 3.40m)

Bedroom & shower room
11' 7" x 11' 2" (3.53m x 3.40m)

Outside

Long driveway with electric double gates

Swimming pool with large paved terrace area

Paddock - Approx. 1.7 acres

Agent notes

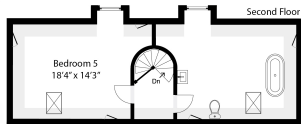
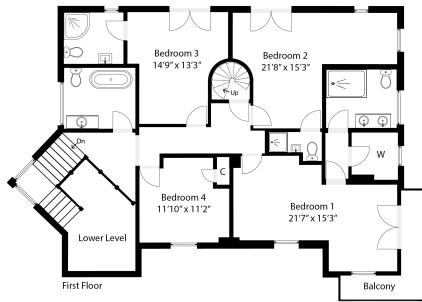
There is granted planning permission for the outbuilding to be converted into the residential dwelling. For further information on the planning permission and conditions please visit the Folkestone & Hythe planning website ref: 22/1108/FH.







Approximate Gross Internal Area (Excluding Balcony) = 335 sq m / 3606 sq ft
 Garage, Shed and Gym = 158 sq m / 1710 sq ft
 Annex over Garage = 40 sq m / 434 sq ft



Low Ceiling
 < 1.5m

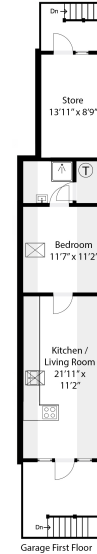
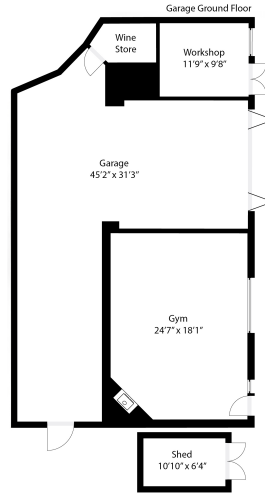
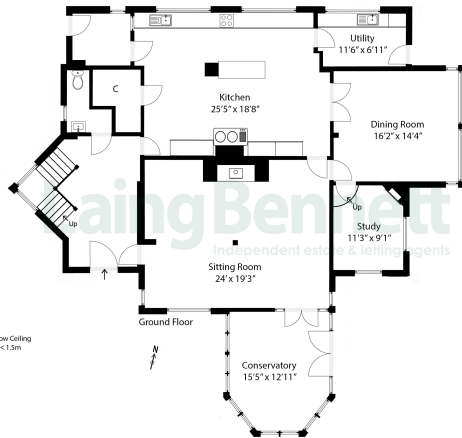


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.
 Not to scale. Outbuildings are not shown in actual location.
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Need to book a viewing?

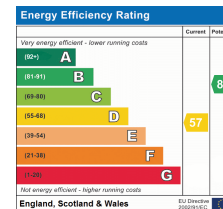
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