



Terence Painter

ESTATE AGENTS

- Substantial Detached Farmhouse
- Set Within Three & a Half Acres of Land
- Rural Location & Views
- Village Setting
- Four Double Bedrooms
- Three Bathrooms & Ground Floor Cloakroom/W.C
- 23ft (7m) Kitchen/Breakfast Room
- Double Garage & Utility Room
- 416m² (4486sqft) Greenhouse
- 191m² (2055sqft) Barn/Outbuilding
- Suitable for Agricultural or Horticultural Use
- Suitable for Multi-Generational Living
- No Forward Chain

Rookson Court, Preston Lane, West Stourmouth, Kent. CT3 1HS.

Freehold £750,000

A SPACIOUS FOUR BEDROOM DETACHED FARMHOUSE SET IN OVER THREE & HALF ACRES OF LAND & GROUNDS, WITH SUBSTANTIAL GREENHOUSE AND BARN, SUITABLE FOR AGRICULTURAL OR HORTICULTURAL USE

'Rookson Court' is a spacious four bedroom detached modern farmhouse built Circa 1992, set within 3.59 acres (1.55 hectares) of level grounds comprising formal gardens & pastures together with a small orchard, yard and outbuildings. The property is situated on the outskirts of the picturesque rural village of West Stourmouth, just 10 miles from Canterbury.

The property offers approx. 238m2 (2561sqft) of residential accommodation arranged over two floors with the additional benefit of an integral double garage of approx. 31.59m2 (340sqft), a detached barn/outbuilding of approx. 191m2 (2055sqft) and a greenhouse of approx. 416m2 (4486sqft). The property has an Agricultural Occupancy Condition (Agricultural Tie) meaning that it must be occupied by persons currently or previously occupied in agriculture or horticulture. Please see Agents note or contact the Agents for further details. This is a truly great opportunity for those seeking rural life and the chance to own and operate their own commercial small-holding.

West Stourmouth village features a parish church which dates back to Saxon times. Nearby Plucks Gutter is home to the The Dog & Duck Inn, situated on the River Stour and The Rising Sun public house, originally built as a bakery and dating back to 1372, can be found in East Stourmouth. Nearby Preston Village benefits from The Half Moon & Seven Stars Bar & Restaurant, the Village Store and a butcher.

The property is being offered for sale with no forward chain. For further details and to arrange a viewing, strictly by appointment, contact the selling agents Terence Painter on 01843 866866

Rookson Court

Ground Floor

Entrance Hall

4.49m x 3.50m (14' 9" x 11' 6") Spacious reception hall with composite double glazed front door and

featured covered open porch. Large mirror fronted coat storage cupboard. Wood veneered laminate flooring. Undertstairs storage. Radiator. Coved ceiling.

Living Room

5.15m x 4.78m (16' 11" x 15' 8") Dual aspect room with double glazed French doors leading to rear garden and two double glazed windows to side. Feature brick open-fireplace with brick hearth, wooden mantle and shelf. Wall lamp and ceiling lamp points. Two radiators. Coved ceiling. Fitted carpet.

Dining Room/Bedroom 5

5.15m x 3.95m (16' 11" x 13' 0") Two double glazed windows to front. Two radiators. Pendant lighting. Coved ceiling. Fitted carpet.

Kitchen/Breakfast Room

7.04m x 3.02m (23' 1" x 9' 11") With sliding patio doors and separate window to conservatory. Tiled flooring. Fitted with a range of base and wall units with painted wooden doors and incorporating integrated fridge, separate drinks fridge and electric double oven. Space and plumbing for dishwasher. Work surface area with inset one and a half bowl stainless steel sink unit and ceramic hob with extractor above. Space for dining table. Radiator. Door leading to utility room.

Conservatory

7m x 2.91m extending to 4.91m into bay (23' x 9' 6" < 16'1") Large double glazed conservatory with French doors leading out to rear garden. Tiled flooring, two radiators, wall and ceiling lights and fitted blinds.

Utility Room

2.14m x 1.82m (7' 0" x 6' 0") Double glazed window and door leading to rear garden. Space and plumbing for washing machine and tumble dryer. Tiled floor. Radiator. Coved ceiling. Door to cloakroom/WC and integral door to garage.

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Cloakroom/W.C.

Fitted with low level WC and wash hand basin. Radiator. Tiled floor. Double glazed window to front.

Study

3.51m x 2.43m (11' 6" x 8' 0") Double glazed window to front with fitted blind. Radiator. Coved ceiling. Fitted carpet.

First Floor

Landing

4.13m x 4.53m extending to 5.93m (13' 7" x 14' 10" < 19'5") Spacious landing with double glazed dormer window to front with rural views. Radiator. Fitted carpet. Coved ceiling with hatch to loft space. Walk-in airing cupboard housing hot water cylinder.

Principal Bedroom

5.16m x 4.81m (16' 11" x 15' 9") With two double glazed windows to rear with rural views over the grounds. Two radiators. Fitted carpet. Coved ceiling.

En Suite Bathroom/W.C.

3.76m x 1.81m (12' 4" x 5' 11") Fully tiled walls and fitted with suite comprising panelled bath, separate shower cubicle, twin wash hand basins with vanity storage under and mirrors with lights above. Low level W.C. Radiator. Vinyl flooring. Double glazed window to side.

Bedroom 2

5.17m x 3.95m (17' 0" x 13' 0") Two double glazed windows to front with rural views. Two radiators. Fitted carpet. Coved ceiling. Range of fitted wardrobes and drawer units.

Bedroom 3

3.96m x 3.60m (13' 0" x 11' 10") Double glazed window to rear with rural views over the grounds. Range of fitted wardrobes to one wall. Radiator. Fitted carpet.

Bedroom 4

3.50m x 2.42m (11' 6" x 7' 11") plus dormer window recess. Double glazed window to front with rural views. Radiator. Coved ceiling. Fitted carpet.

Bathroom/W.C.

Fitted with white suite comprising panelled bath with shower attachment over, pedestal wash hand basin and low level W.C. Chrome ladder-style radiator. Double glazed window to rear. Vinyl flooring.

Exterior

Formal Rear Garden

22.86m x 22.86m (75' 0" x 75' 0") South easterly facing garden laid predominantly to lawn with mature trees, shrubs and patio area. Side access.

Front Garden & Driveway

With lawned area and block paved driveway providing hard standing for several vehicles, leading to garage.

Double Garage

6.04m x 5.23m (19' 10" x 17' 2") With two up and over doors to front (one remote operated). Concrete screed flooring. Window to rear. Wall mounted gas fired boiler. Door accessing utility room.

Side Yard & Parking Area

33.22m x 29.87m (109' 0" x 98' 0") Large semi-hard standing area providing parking for numerous vehicles. Accessed via separate wooden gate from the street. Access to greenhouse and land at rear.

Greenhouse

Aluminium framed and glass green house and potting shed. Main Greenhouse measuring 26.78m x 15.59m (87' 10" x 51' 2"). Side Greenhouse/Potting Area measuring 15.59m x 2.59m (51'2" x 8' 6")

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Grazing Land & Orchard

Immediately to the rear of the greenhouse and formal garden are two large fields with tree-lined boundaries. To the rear is a small fruit orchard with adjoining block built piggery and access to a large steel framed barn/store.

Barn/Outbuilding

13.93m x 13.73m (45' 8" x 45' 1") Steel framed structure with part block-built and corrugated steel encased barn with roof light panels and concrete base.

Council Tax Band: F

Services

The property benefits from mains electricity, gas and water connection. Waste-water is delivered to a septic tank.

Agents Notes:

Agricultural Occupancy Condition (Agricultural Tie): Occupation of the property is restricted under a planning condition from when planning permission was granted by Dover District Council (ref: DOV/89/1126) for the property to be built.

'The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, in the locality, in agriculture as defined in Section 336(1) of the Town and Country Planning Act, 1990, or in forestry, or a dependant of such a person residing with him or her, or a widow or widower of such a person.'

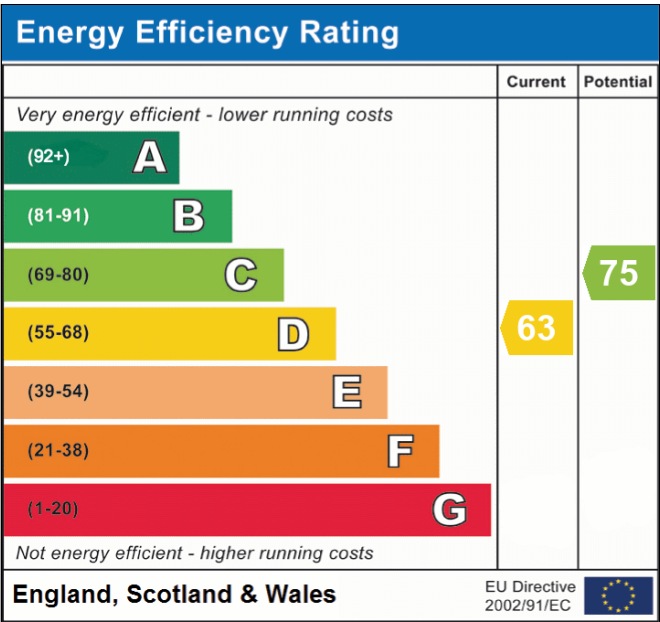
Agricultural definitions include: Horticulture, fruit growing, seed growing, dairy farming; The breeding and keeping of livestock (including any creature kept for the production of food, wool, skins or fur, or for the purpose of its use in the farming of land); The use of land as grazing land, meadow land, osier land, market gardens and nursery gardens; and the use of land for the woodlands where that use is ancillary to the farming of land for other agricultural purposes. Buyers should satisfy themselves and their Mortgagees that they comply with the conditions set.

Public Footpath: A public footpath runs along the full length of the eastern boundary of the site.



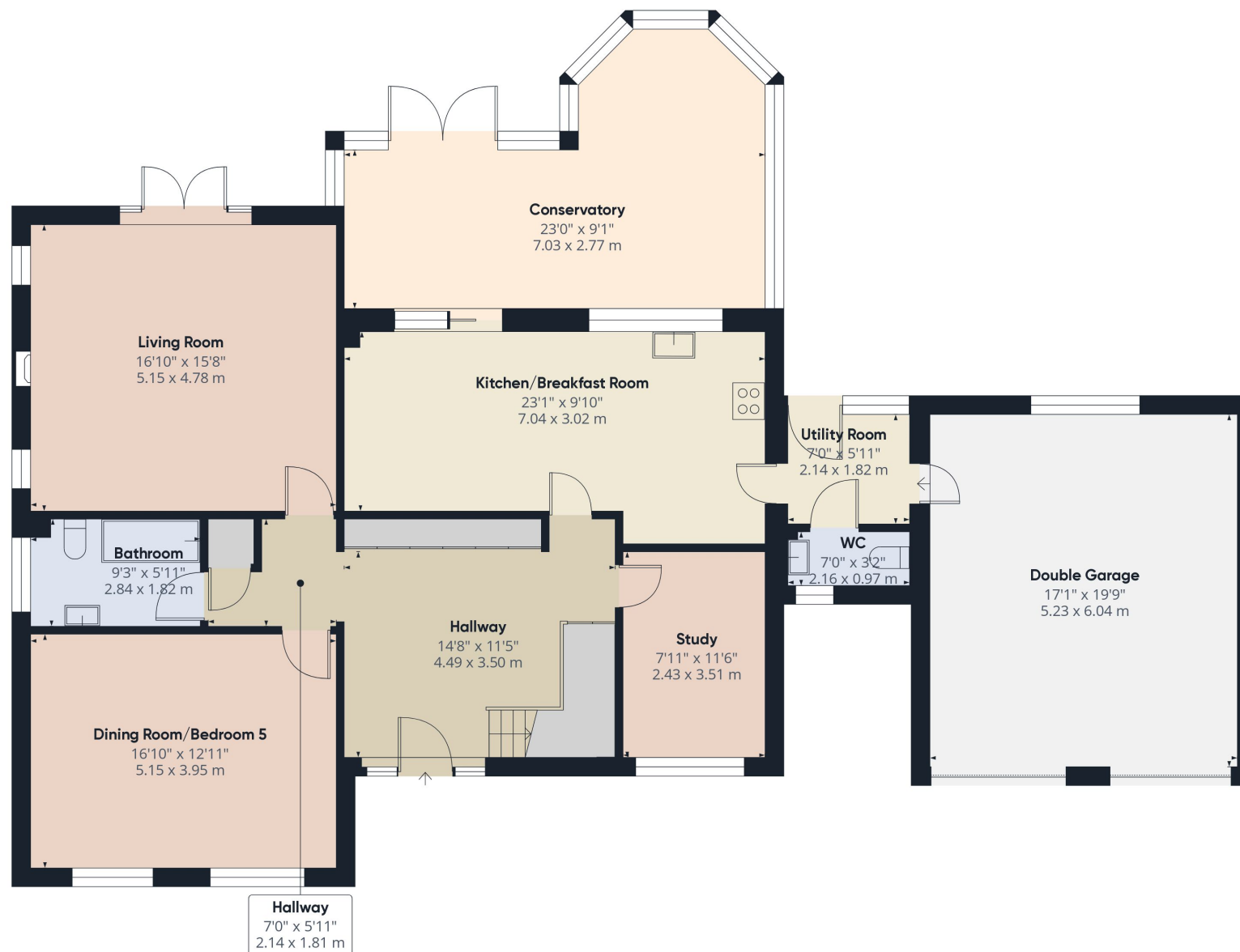
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Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.
 Email: sales@terencepainter.co.uk
 Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as representations of fact. Any intending purchaser should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendor does not make or give, and neither Terence Painter Properties, nor any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. The mention of any appliances and/or services in these sales particulars does not imply that they are in full and efficient working order.



Ground Floor Building 1

Approximate total area⁽¹⁾

1819.11 ft²
169 m²

(1) Excluding balconies and terraces

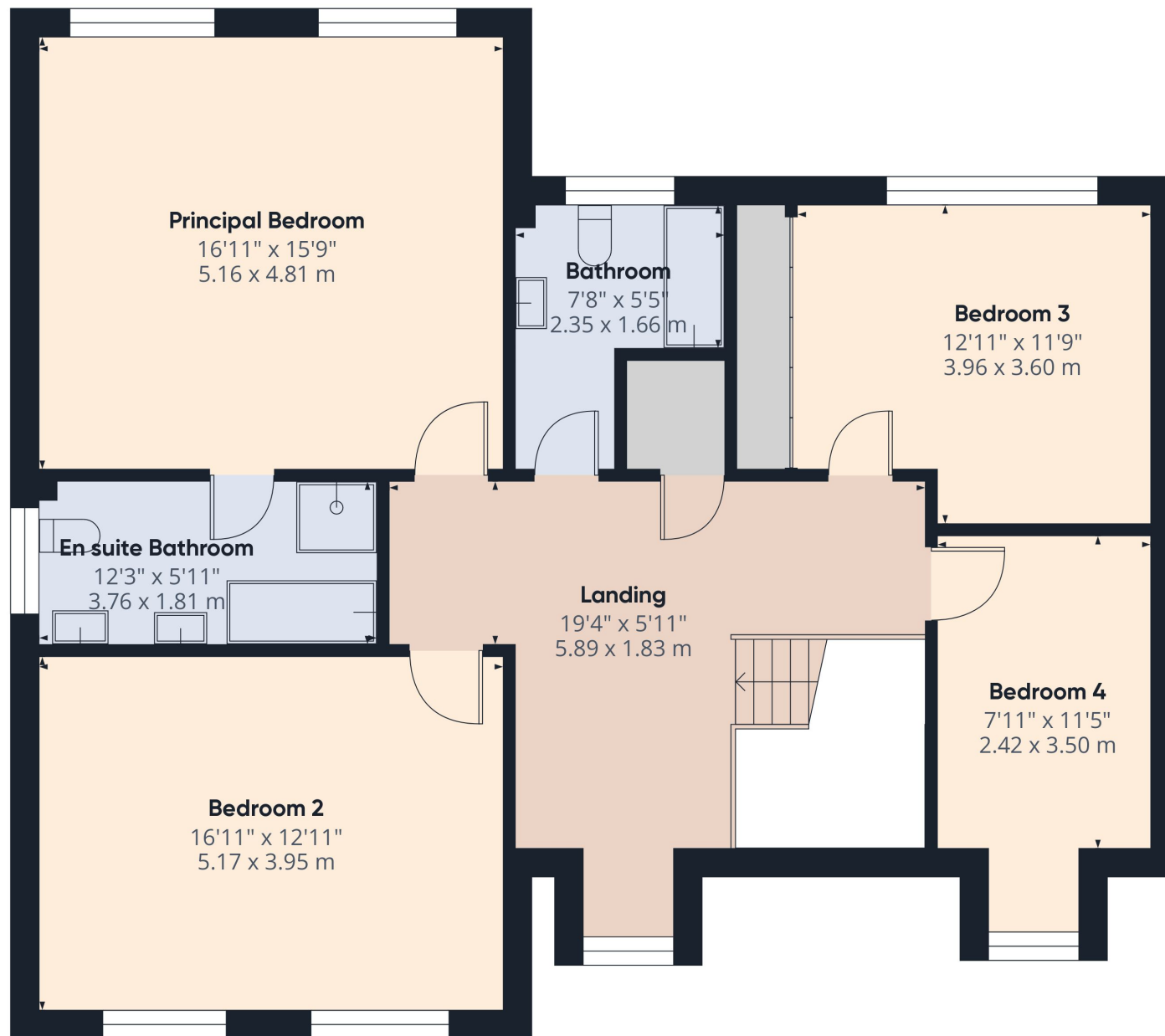
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 1 Building 1

Approximate total area⁽¹⁾

1085.21 ft²

100.82 m²

(1) Excluding balconies and terraces

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Approximate total area⁽¹⁾

4486.83 ft²
416.84 m²

(1) Excluding balconies and terraces

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Greenhouse
87'10" x 51'1"
26.78 x 15.59 m

Ground Floor Building 2

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Barn/Storage
45'8" x 45'0"
13.93 x 13.73 m

Approximate total area⁽¹⁾

2055.58 ft²

190.97 m²

(1) Excluding balconies and terraces

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Ground Floor Building 3

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