



EQUUS

Country & Equestrian



MOUNT HILL COTTAGE



MOUNT HILL COTTAGE, Chapel Lane, Rhodes Minnis, Nr Canterbury, Kent CT4 6YB

WITH LAND - REDUCED NO CHAIN - This 5 bedroom, 5 reception charming family house offers flexible and deceptively spacious accommodation set in 4 acres (TBV*) of grounds and pasture with good opportunity to add further equestrian facilities. Set in the sought after area of Rhodes Minnis offering peace tranquility and views, the property is ideal for those seeking a rural lifestyle yet accessible location to City of Canterbury with its many amenities and schools and nearby road network of M20/M2 to London and the Continent. The original house is thought to be late Georgian with later additions and extensions. The extension to one side gives added benefit of separate accommodation for guests or extended family with secondary staircase. It is attractively clad under the mixed elevations, with white wash timber cladding and white render below with Kent peg tiled roof. It oozes charm throughout with some original beams and ledge and brace doors adding to its character. The gardens are set mainly to the rear and include several areas of interest for relaxing and al fresco dining and offer views over the pasture and farmland beyond. The property is approached either from the front via the lane or from the driveway with parking area and garage.

SITUATION & LOCATION

The property is situated in the rural hamlet of Rhodes Minnis, on the edge of Stelling Minnis. There are post office/ stores, pubs and primary schools in nearby villages of Elham, Lyminge, and Stelling Minnis. For leisure activities there are a wealth of walks, bridle paths and cycle routes locally including Lyminge Forest. For more comprehensive facilities the Cathedral City of Canterbury (approx. 9 miles away), Folkestone (approx. 14 miles) all with excellent shopping centres, schools and recreational facilities. Ashford International station (approx. 13 miles) gives fast access to London St Pancras in 38 minutes via the Javelin High Speed train. The property is also well placed for road access onto the M20 and for links to the continent via Cross Channel Ferry from Dover, Eurotunnel Terminal, (approx. 6 miles) and Ashford International Station for Eurostar (approx. 13 miles).

ACCOMMODATION

The front door leads into a delightful open plan family living space with kitchen/breakfast room and adjoining sitting room with doors off to other reception rooms.

The Kitchen/Breakfast Room has windows to the front arranged with traditional country style bespoke pine part fitted & freestanding cupboards, and built in wooden cupboard with Belfast sink and wooden drainer. The chimney alcove houses a duck egg blue 2 door, oil fired AGA. This chimney alcove is attractively decorated with 19th century English tin glazed hand painted inset tiles and further bespoke Robus Pottery tiles. Attractive Robus Pottery hand cut tiles are laid to the floor as a further feature to this traditional kitchen setting.

Behind the kitchen is a rear lobby area with french doors to outside.

The Sitting Room adjoins the kitchen with windows to the front and doors to the rear Study and rear lobby area. Further rooms are located on the ground floor behind the sitting room with Study/Family Room and secondary staircase to first floor with Double Bedroom with roof elevations and windows to side and end wall and Guest Bathroom.

The Dining Room leads off from the kitchen with double bay windows and French doors with views over garden to the rear and a feature fireplace with Tortoise insert fire with log grate and small hearth.

A spacious inner hallway has stairs to first floor and landing with door to rear garden and step down to Library with window to front and fireplace.

Off the hall is a Downstairs Cloakroom and Washroom with sink and space for utilities and boiler.

The Drawing Room is at the end of the house, feature beamed, dual aspect with views over the garden through delightful large bay window and seating area and a brick built working fireplace with custom made green leather semi-circular Norfolk Fender seat.

FIRST FLOOR

The landing area is light and airy with views to rear and has attractive moulded spindles and newel posts with the main bedrooms located in the west wing of the house.

The Master Bedroom is beamed, double aspect and enjoys fabulous views over neighbouring farmland and adjoining en suite with bath, shower and WC. There is a Family Bathroom and 3 further bedrooms the largest of which has an unusual beamed and vaulted ceiling.





OUTSIDE

The property is approached off a quiet Kentish country lane to the front with shrubs and borders and attractive enclosed picket fencing and gate leading to a front door. Past the house and leading off the lane is a driveway with a Double Garage, parking area, and a pathway leading back to the house. The landscaped cottage gardens surround the house bordered with hedging, well planned to give year round colour and interest, plantings include shrub borders and trees. Further features are made of the garden with paved paths interspersing borders and clever hedging splitting garden into areas and feature archway pergola with trailing flowering plants. There is also a full sized Tennis Court.

LAND & EQUESTRIAN INTEREST

To one side of the drive and garage is a large paddock bordered to the perimeters by trees and hedging with a second gate to one corner of the paddock. There is also a small wooden stable block with 2 stables on the edge of the field and there is ample space to adapt with more equestrian facilities if required including a Riding Arena (subject to planning). The whole plot including gardens and paddocks is 4 acres (TBV*).

The acreage stated at the property is *TBV – (To Be Verified), which means that the land has not been formally measured by Equus and or its sellers/clients. Where available a Title Plan from Land registry will have been acquired showing the boundary and acreage. Otherwise an online measuring tool will have been used to 'check' the acreage 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 exact area of the entire plot, they will be required to make their own arrangements at their own cost by appointing the services of an accredited company who can measure the area for a compliant Land Registry Title Plan.

SERVICES & OUTGOINGS

TENURE: Freehold

LOCAL AUTHORITY: Folkestone & Hythe District Council

SERVICES: Mains water, electric, oil central heating, private drainage.

TAX BAND: G

EPC RATING: F

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 - www.homecheck.co.uk
www.floodrisk.co.uk - www.environment-agency.gov.uk - www.landregistry.gov.uk,
www.homeoffice.gov.uk, www.ukradon.org

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VIEWING ARRANGEMENTS

All Viewings are strictly by Appointment with the Vendors Agent

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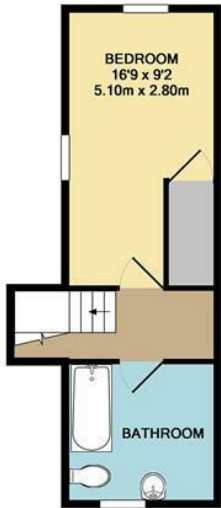
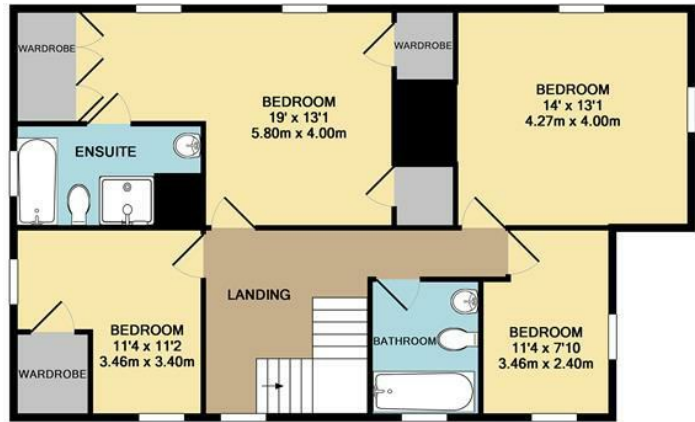
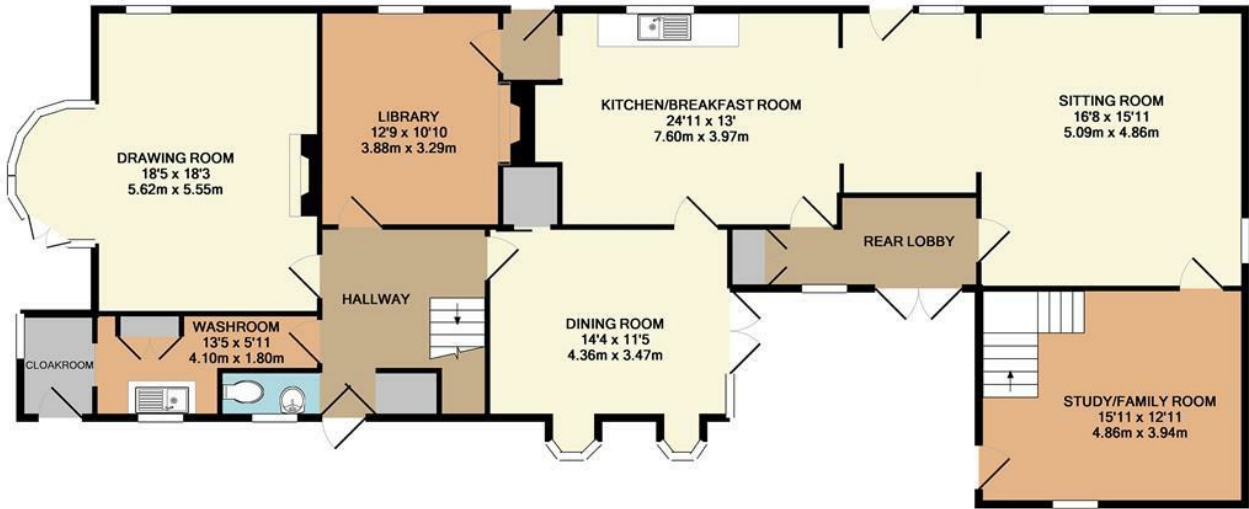
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DIRECTIONS

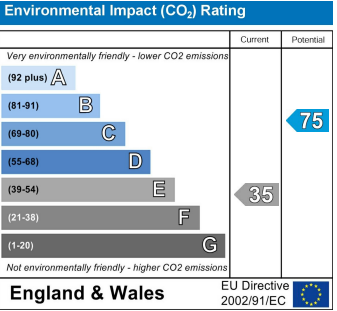
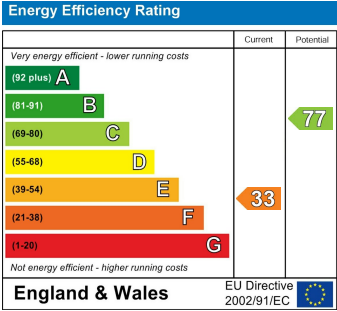
Leave the M20 at Junction 11 and take the B2068 towards Canterbury along Stone Street, carry on for approximately 6 miles and turn right by the Esso garage after the sign for Stowting. Continue for just under three quarters of a mile and go straight over the crossroads past the Lord Whiskey tea rooms. Continue along this road for around 1/2 mile and then turn left at the T junction and the property is the white weather boarded house on the left with its drive beyond the property.

Guide price £825,000





TOTAL APPROX. FLOOR AREA 2918 SQ.FT. (271.1 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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