



Land & Property Experts



**THE FARMSTEAD AT KINGSMILL DOWN FARM
HASTINGLEIGH · NR ASHFORD · KENT · TN25 5JJ**

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Wye	- 5 miles
Ashford	- 8.5 miles
Canterbury	- 11 miles
Dover	- 19 miles

A period farmstead set in the Kent Downs National Landscape, with a four bedroom listed farmhouse and a range of traditional farm buildings.

- The buildings include barns, a granary and other period outbuildings
- The site of a pair of farm cottages (uninhabited for decades and only a footprint remaining)
- Located within the Kent Downs
- In all approximately 6.47 acres
- In the same family ownership for over 100 years.

FOR SALE BY PRIVATE TREATY AS A WHOLE
OFFERS INVITED IN EXCESS OF £950,000

VIEWING: - Strictly by arrangement via the sole agents

BTF Partnership
Canterbury Road
Challock· Ashford
Kent TN25 4BJ

01233 740077 / Richard.thomas@btfpartnership.co.uk

LOCATION

The property is situated on a wooded ridge in the Wye Downs which are part of the Kent Downs National Landscape. This is an unspoilt part of Kent comprising rolling downland with some steep banks and a landscape of arable fields, pasture and small woodlands.

The village of Hastingleigh is 1.5 miles to the north-west and host a popular village pub. 4.5 miles further to the north-west is the small town of Wye, which hosts a train link to Canterbury and London Charing Cross, as well as a lot of local amenities such as schools, business and public services as well as pubs and cafes. Ashford is to the south-west which hosts a wider range of amenities and facilities as well as connections to the motorway to both London, the M25 and Dover.

DIRECTIONS

WHAT 3 WORDS

///talker.brotherly.ordering- This takes you to the entrance gateway to Kingsmill Down Farm

LOCATION PLAN



DESCRIPTION & HISTORY

Kingsmill Down Farm was purchased by the family in the winter of 1920. At that time, it formed part of the South Hill Estate, and it has been farmed by the family continuously since that time.

The property to be offered comprises the farmstead which adjoins approximately 270 acres of land which the Executors will be retaining although part could be available by separate negotiation.

The farming enterprises were traditional and based on rotations of combinable crops and grass which have supported a range of livestock enterprises over the years and the buildings in the farmyard have been adapted over the decades to reflect that.

More recently the land has been entered into a Countryside Stewardship scheme which includes prescriptions to enhance arable land and pasture on the farm requiring the restoration and maintenance of species rich grassland which is a feature of the Wye Downs area. The House and Farmstead overlooks this valley landscape to the south towards the village of Brabourne and to the north, lies Elmstead and Hastingleigh Village and the church.

Since the Second World War the family farming partnership have employed traditional farming methods without significant capital expenditure, so the property offered by the Executors is a fine example of a traditional, unspoilt Kentish farmstead unit with a history going back over several hundred years.

The Grade II listed farmhouse has 4 bedrooms and requires considerable modernisation and expenditure. This occupies a location on the east side of the farmstead with views over the valley to the south.

Within the garden is an unusual South East 'well head' to a depth over 80 meters with a Donkey Wheel also included in the Grade II listing.

The farmyard is arranged between the Farmhouse and the adjacent lane and includes a 19th century barn, a traditional range of lodges, stables, pigsties and a two story granary joining the stack yard, with other outbuildings & barns.



BOUNDARY PLAN



BTF and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to BTF has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor Plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. A list of the Directors of BTF is available for inspection at each BTF Office.



FARMHOUSE

The following is a brief schedule of accommodation for descriptive purposes only.

Ground floor

Panelled Front Door leads to:-

Entrance Hall with understairs cupboard, leading to back hall with quarry tiled floor

Sitting Room (4.75m x 4.51m) fireplace fitted with wood stove.

Dining Room (4.54m x 3.77m) with china cupboard and walk-in pantry; fireplace with cupboards each side, served by external stack.

Larder also known as the 'Incubator Room' (2.31m x 3.13m) now used for file storage; quarry-tiled floor.

Ante-Dairy (3.05m x 3.32m) and **Dairy** (2.33m x 3.47m) with brick floors.

Store Room also known by the family as The "**Back Place**" (2.66m x 5.38m) housing a copper and the brick base of an original oven; brick floor throughout an external door.

The three rooms described above have been used for the storage of farming bric-a-back for many years.

Kitchen (5.62m x 6.07m) fitted with floor units, worktops, sink and hob; breakfast recess. A framing in the ceiling indicates the position of an access hatch to early first floor servants' quarters above. Quarry tiled floor and arched fireplace recess fitted with oil-fired central heating boiler.

First Floor

Stairs from the Entrance Hall lead to a split-level **Landing**.

The **Upper Landing** gives access to a door leading to a loft hatch.

Bathroom (3.26m x 3.36m) with panel bath, wash basin, and WC.

Bedroom 1 (4.68m x 4.78m) with sash window

The **Lower Landing** includes a walk-in airing cupboard housing hot water cylinder.

Bedroom 2 (5.75m x 3.97m) with built in cupboard over stairs.

Bedroom 3 (2.50m x 4.88m)

Bedroom 4 (4.76m x 4.33m)

Structural Condition

Whilst we have not carried out a full structural survey, it is clear that the farmhouse is in need of attention in terms of its structure, general renovation and updating. It has been occupied by a working farming family for many years and its condition reflects that.

COTTAGES

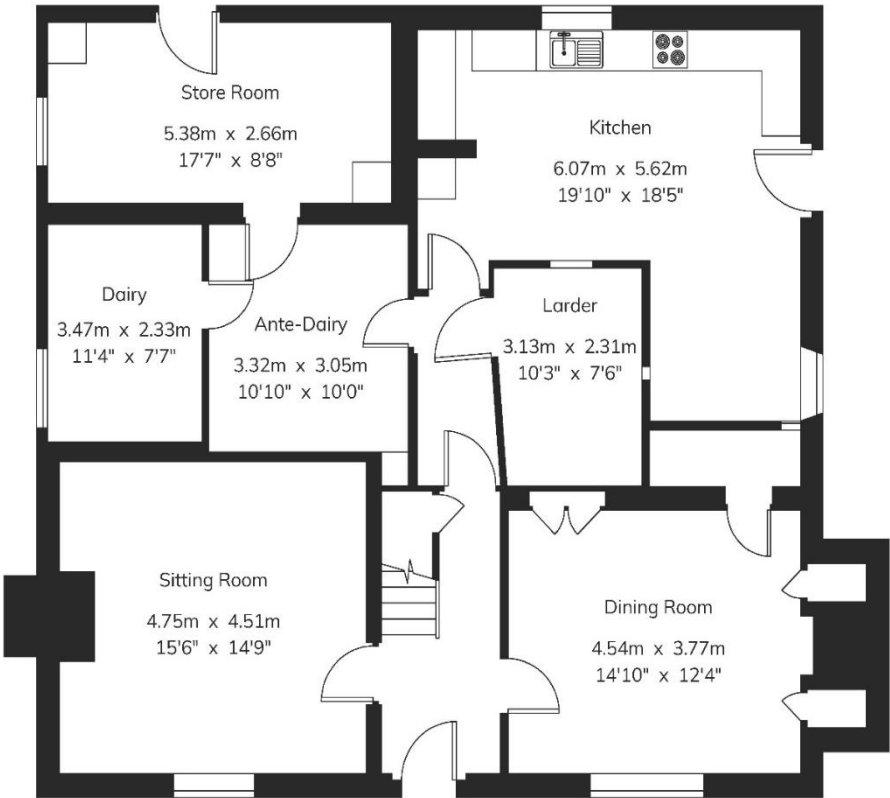
To the north of the farmstead there is a woodland shaw of mainly Ash and Sycamore. This is grown up around a pair of semi-detached cottages which date from the late Victorian period and are now derelict with only some exterior walls remaining and in an unstable condition.

IMPORTANT NOTE – The cottages must not be viewed unaccompanied due to the risk of falling masonry.

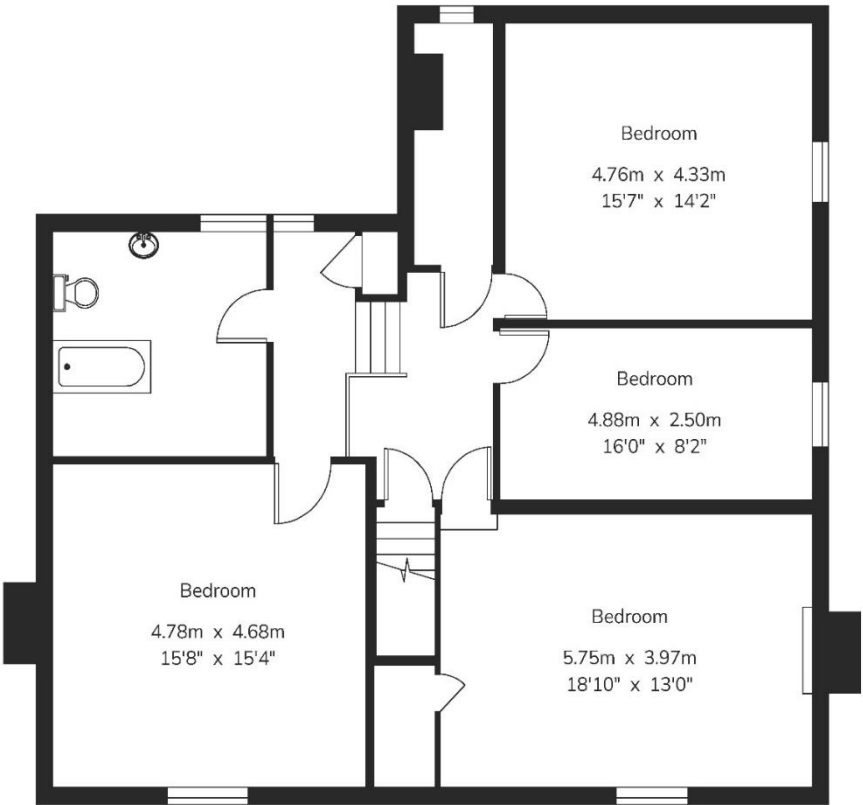
FLOOR PLAN



Gross Internal Area : 242.3 sq.m (2608 sq.ft.)



Ground Floor



First Floor

FARM BUILDINGS

The original yard is laid out between the farmhouse and the adjacent lane in two parts.

Main Yard

The principle features are three period buildings which enclose three sides of the main yard area. These buildings include: _

Early 19th Century Barn (9.00m x 18.05m) constructed in flint and brickwork under an original side purlin pitched tiled roof. Weatherboarded at southern end and small open-sided Pole Barn addition to rear.

Traditional range of **Lodges** (20m x 3.36m) containing livestock pens in three open bays with store and cowshed at southern end and loosebox in northern corner (3.86m x 3.36m) clad externally in corrugated tin.

Tractor Shed (10.55m x 5.43m) believed to have been constructed in the First World War in brick and flint under a tin pitched roof.

Stables (8.75m x 4.99m) constructed in brickwork under hipped tiled roof, with old brick floor.

2 Pigsties constructed in brick under tin roofs, adjoining: -

Granary (4.34m x 5.77m) on two storeys and constructed in brick with weatherboarding under a barrel roof. There are external steps to the first-floor grain storage area.

To the rear of the barn are 3 obsolete circular **Grain Silos**.

The Stack Yard

A range of lean-to **Garages and Stores** (9.5m x 4.76m) are constructed against the rear of the stable building.

Garage and Workshop (6.31m x 6.1m) clad in corrugated iron.

2 Nissen Huts (10.5m x 5m and 12.33m x 5m)

A 4-bay concrete framed **Dutch Barn** (18.37m x 9m) with chalk floor

6-bay **Pole Barn** (23m x 9m) with lean-to fibre cement roof; chalk floor.

In the paddock below the house is a 4-bay **Pole Barn** (18.5m x 11.5m), clad in corrugated iron on three sides.



Kingsmill Down - Plan of Farm Buildings

- 1 - 19th Century Barn
- 2 - Lodges
- 3 - Tractor Shed
- 4 - Stables
- 5 - Pigsties
- 6 - Granary
- 7 - Leanto garages and stores
- 8 - Garage/workshop
- 9 - Nissen Huts
- 10 - Dutch Barn
- 11 - Pole Barn
- 14 - Pole Barn
- 15 - Redundant grain silos





FENCING AND BOUNDARIES

The purchaser must satisfy themselves on the location of all boundaries from Land Registry documentation available.

The purchaser will be required to fence certain boundaries no longer than 3 months from completion. Further details on request.

ACREAGES

The land extends to approximately 6.52 acres. This acreage is taken from Land App data and is for guidance purposes only and is given without responsibility. Any intending purchasers should not rely upon this as a statement or representation of fact but must satisfy themselves by inspection or otherwise.

SERVICES

An oil-fired boiler serves hot water radiators and the hot water supply. Mains electricity is connected. Super-fast fibre broadband is also available at the property.

LOCAL AUTHORITIES

Ashford Borough Council, Civic Centre, Tannery Lane, Ashford, TN23 1PL.
Kent County Council, County Hall, Maidstone, ME14 1XQ.

PLANS

The plans and boundary notes provided by the agents are for identification purposes only.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing rights whether public or private, including rights of way, supply, drainage, water and electricity supplies or other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves whether referred to or not within these particulars.

TENURE

Further details on request.

PHOTOGRAPHS

The photographs included in these particulars were taken in July 2024.

METHOD OF SALE

The buildings and land is offered for sale by private treaty as a whole. The vendor reserves the right to take the land to formal tender, informal tender or auction at a later date. Please note that offers to include additional land may be considered.

AGENT'S NOTE

We wish to inform prospective purchasers that we have prepared these sale particulars as a general guide and none of the statements contained in these particulars relating to this property should be relied upon as a statement of fact. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. We have not carried out detailed or structural surveys, nor tested the services, appliances or any fitting.

PURCHASER IDENTIFICATION

In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all Purchasers. BTF employs the services of Thirdfort to verify the identity and residence of purchasers.

VIEWING DAYS

The vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewings whether accompanied or not. Viewings must be carried out during daylight hours only with particulars in hand and strictly by prior appointment only with the vendors' sole agent. If you would like to view, please contact Richard Thomas on the contact details below, who will be arranging viewing days.

FURTHER LAND

Additional land which adjoins may be available by separate negotiation.

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Ref: RPT/

OFFERS INVITED IN EXCESS OF £950,000



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