















Capel House Farm, Satmar Lane,
Capel-le-Ferne, Folkestone, Kent,
CT18

Offers in the region of:
£550,000 Freehold

Reeds Rains

reedsrains.co.uk

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Council Tax Band: E
EPC Rating: D

Reeds Rains are delighted to present to the market this rare and exciting opportunity to acquire a four-bedroom detached residence, set within an impressive plot extending to approximately two acres, in the highly sought-after village of Capel-le-Ferne.

Occupying a secluded position along a desirable country lane, the property benefits from gated access, providing a sense of privacy and exclusivity. Upon arrival, you are greeted by a substantial detached home offering spacious accommodation, with the added benefit of beautiful surrounding countryside views. Whilst the property is in need of comprehensive renovation throughout, it presents an exceptional opportunity for purchasers looking to create their ideal home and unlock the full potential of this unique setting.

Externally, the property sits within an expansive plot of approximately two acres and benefits from a variety of additional outbuildings, including a charming flint-built chapel, workshop, garage, timber summerhouse and log store, offering a wealth of potential for a variety of uses, subject to any necessary consents.

Offered to the market with the benefit of no onward chain, opportunities of this nature are rarely available. Early viewing is strongly recommended to fully appreciate the setting, scope and potential this unique property has to offer.

Council Tax
Band - E

EPC Rating
EPC - C

Location
Satmar Lane is situated within the sought-after village of Capel-le-Ferne, a charming village nestled along the beautiful Kent coastline between the historic port town of Dover and the seaside town of Folkestone. The village enjoys a wonderful balance of countryside surroundings and coastal scenery, with the stunning White Cliffs and panoramic views across the English Channel close by.

Capel-le-Ferne offers a friendly village community with a range of local amenities, including a village shop, traditional public houses, primary school and village hall, which hosts a variety of community events and a regular farmers' market. The area is particularly popular with those who enjoy outdoor pursuits, with scenic countryside walks and the renowned North Downs Way coastal footpath nearby. The village is also home to the famous Battle of Britain Memorial, offering a wonderful clifftop setting and a reminder of the area's rich history.

For a wider range of shopping, leisure and recreational facilities, the nearby towns of Folkestone and Dover are both easily accessible. The area also benefits from good transport connections, with access to the A20 and M20 providing routes towards Ashford and London, whilst Folkestone and Dover offer mainline railway services and convenient access to the Channel Tunnel and ferry ports.

Combining a desirable village setting with beautiful surrounding countryside and coastal scenery, Capel-le-Ferne remains a popular location for those seeking a more relaxed lifestyle whilst retaining convenient access to nearby towns and transport links.

AML
If an offer is accepted on a property marketed by Reeds Rains, all purchasers are required to complete ID verification checks. This is a legal obligation under Anti-Money Laundering Regulations and we use a specialist third-party company to carry out these checks. The fee is £30 plus VAT (£36 including VAT) per transaction, payable once the offer is agreed and before the sales memorandum is issued. Please note that once paid, this charge is non-refundable.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



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