



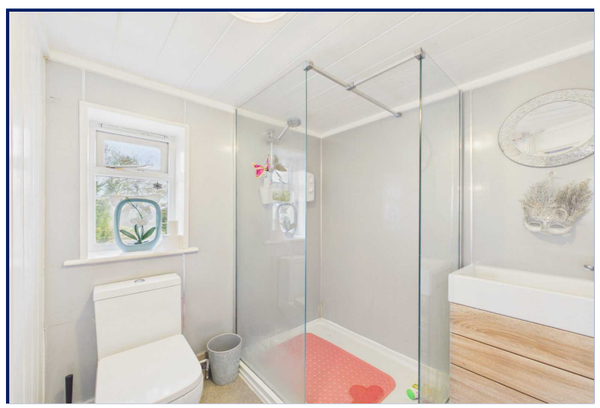












Rosehill Farm,
Mill Lane, West Hougham

Asking Price: £1,200,000
Freehold

Reeds Rains

reedsrains.co.uk

Rosehill Farm, Mill Lane, West Hougham, CT15 7BD

Asking Price: £1,200,000

Council Tax Band: G
EPC Rating: E

A rare and exciting opportunity to acquire a truly unique detached farmhouse, set within a secluded position and occupying a generous plot of approximately 1.25 acres. Retaining an abundance of character and charming period features, this impressive property offers versatile accommodation, further enhanced by two detached cottages and a separate gym/sauna, presenting an ideal opportunity for multi-generational living, holiday accommodation or additional income potential.

The main farmhouse offers a wealth of charm and character throughout. The ground floor comprises a welcoming sitting room featuring two working fireplaces, creating a wonderfully cosy space, alongside a separate dining room with doors opening directly onto the garden. The kitchen is fitted with solid wood worktops, a central island and a range of integrated appliances. There is a generous cellar incorporating a useful utility area. A further double bedroom is accessed via the dining room, offering additional flexibility to the accommodation.

To the first floor, there are three further well-proportioned double bedrooms, each enjoying its own en-suite facilities and benefiting from beautiful, far-reaching countryside views.

Externally, the property is approached via a private driveway leading to a generous parking area with ample space for several vehicles, together with a covered double cart barn. To the rear, a patio area with a covered barbecue space provides the perfect setting for outdoor entertaining, leading onto an extensive lawned garden with a further paddock beyond.

The grounds also benefit from a charming tree house, a games room/bar and a separate summerhouse with power connected. Together with the additional gym/sauna, these features create a wonderful lifestyle offering with plenty of scope for leisure and entertaining.

Adding considerable appeal and versatility are two separate detached cottages, one offering two bedrooms and the other three bedrooms.

Both provide exciting opportunities for a variety of uses, whether as established or potential holiday accommodation, Airbnb ventures, independent annexe accommodation or for multi-generational living.

With its secluded setting, generous grounds, wealth of character and impressive range of additional accommodation, this is a truly distinctive property offering a rare combination of rural lifestyle and exciting potential.

Location
West Hougham is a charming village situated between Folkestone and Dover and offering a quiet rural location but with excellent access to the A20. The town of Dover is 4 miles away and offers a range of services including a brand new shopping centre with cinema, direct high speed train services to London St Pancras and ferry services to France. Folkestone is 4.5 miles distant and offers shopping and leisure facilities, high speed train services to London and Channel Tunnel services to France. The local countryside offers a variety of walking, cycling and riding routes and the sea is only a short drive away.

Services
Mains Gas, Water and Drainage

Cottage 1
Living/Dining Room with solid wood flooring and wood-burning stove, open plan kitchen area with oven and hob, two double bedrooms with built in storage, bathroom with sink, WC and shower over the bath. Outside seating area.

Cottage 2
Living Room with wooden flooring and wood-burning stove with separate dining area, kitchen with oven and hob, double bedroom with en-suite cloakroom/WC, two further double bedrooms, bathroom. Outside Seating Area. Independent access to games room with Bar.

Gym and Sauna
Gym Room, Sauna & Jacuzzi Room with shower, Laundry Room, outside seating area looking over the outside swimming pool, which is heated by an Air-Source heat Pump.



Council Tax
Farmhouse - Band G
Cottage 1 - Band A
Cottage 2 - Band C

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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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