



BELLS FORSTAL FARM

THROWLEY, FAVERSHAM, KENT ME13 0JS



COMING TO THE MARKET FOR THE FIRST TIME IN OVER 50 YEARS
A WONDERFUL LISTED COUNTRY FARMHOUSE, BEAUTIFULLY SITUATED, WITH GLORIOUS GARDENS AND VARIOUS OUTBUILDINGS

In Total Approximately 2 acres

Ground Floor

- Reception Hall • Drawing Room • Dining Room
- Study • Kitchen/Breakfast Room • Utility Room
- Boot Room • Cloakroom

First Floor

- Master Bedroom with En Suite Dressing Room and Shower Room • Five Further Bedrooms
- Family Bathroom • Separate Shower Room

Gardens and Outbuildings

- Beautiful Part-Walled Gardens • Ponds
- Courtyard • Heated Swimming Pool • Paddock
- Range of Pretty Period Outbuildings incorporating
- Workshop • Garden Store • Barn/Former Stalls
- Mower Store • Bat House

Planning Permission: 17/504620/FULL has been granted for erection of a single storey extension to form a sun room

DESCRIPTION

Set within the tranquil rural hamlet of Bells Forstal, Bells Forstal Farmhouse is a stunning country farmhouse now coming to the market for the first time in over 50 years. This exceptional family home is understood to date in part from the 16th century, with its jettied frontage still evident and later Georgian additions to the rear.

During the first world war, land in the Throwley area was acquired by the Royal Flying Corps (RFC) and the house was requisitioned as an officers mess until 1918 when it then reverted to being a private farmhouse.

The generously proportioned and beautifully presented accommodation is arranged over two floors.



POINTS OF NOTE INCLUDE;

- An abundance of exposed oak timbers and chamfered beams, high ceilings to the majority of rooms, sash and casement windows, painted panelled internal doors, impressive old stone fireplaces and several with wood burning stoves.
- Attractive principal reception rooms of excellent proportions include a panelled drawing room and a formal dining room, both enjoying a westerly aspect with outlook over the garden. Situated off the welcoming reception hall is a study/home office with pretty period fireplace.
- The 24ft kitchen/breakfast room features a comprehensive range of hand-painted cupboards, a walk-in larder, central island with granite work surfaces and an oil fired oven Aga. There is space for various freestanding appliances.
- To the south of the kitchen is a boot room and to the north, linked via the rear hall, lies a substantial utility room with ample cupboards and space for white goods.
- An oak staircase and a secondary staircase lead to the first floor where the superb master suite features a beautiful bedroom with old fireplace, a dressing room with a range of built-in cupboards and an en suite shower room.
- A further five attractive bedrooms are served by a family bathroom and a shower room, equipped with modern white sanitary ware.

GARDENS AND OUTBUILDINGS

- Bells Forstal Farmhouse is approached via a sweeping gravel drive leading to an area of parking to the front and north side of the house.
- Beautifully landscaped gardens provide a lovely backdrop to this charming home; expansive lawns are stocked with various mature and specimen trees including copper beech and various evergreens, whilst mixed herbaceous borders and varieties of roses create seasonal colour and interest. There are several paved terraces and a charming east-facing courtyard area with clipped box and yew hedging. Within the gardens there is a natural pond and a covered swimming pool which is heated by an air source heat pump. Adjoining the garden to the eastern boundary is a small area of paddock.
- Period outbuildings with flint and old brick elevations comprise a former forge which houses the heating system for the pool, stalls/stables and barn, an old privy and a bat house. On the opposite side of the road there is a pond and a narrow belt of coniferous trees that also belongs to Bells Forstal Farmhouse.



SITUATION

Set within an Area of Outstanding Natural Beauty, Bells Forstal Farmhouse occupies a delightful rural location at the top of the North Downs in the parish of Throwley which consists of a number of pretty hamlets including Bells Forstal.

Shopping and Amenities: The village of Challock is just over 3 miles away with its post office and farm shop, whilst 4.2 miles to the south west lies Charing village where there are a good variety of shops catering for everyday needs. A more extensive range of shopping and leisure facilities can be found in the towns of Faversham, Canterbury and Ashford.

Schools: There are many highly regarded schools in the area in both state and private sectors.

Mainline rail services: Frequent services run from Faversham and Ashford to London St Pancras with journey times of 56 minutes and 38 minutes respectively. Eurostar trains are available from Ashford International.

Road links: The M20 and M2 motorways provide access to London and the channel ports of Dover and Folkestone

Services

Oil fired central heating via radiators. Mains electricity, water and private drainage.

Outgoings

Swale Borough Council 01795 417850 Council Tax band G

DIRECTIONS

From junction 6 of the M2 join the A251 towards Ashford. Continue through the hamlets of North Street, Badlesmere and Leaveland and turn right at the crossroads opposite the turning to Shottenden. Proceed for about 0.5 of a mile and take the first right in to Loose Down Road and continue for just under 1 mile after which Bells Forstal Farmhouse will be found set back on the right hand side.

VIEWING

Strictly by appointment with Savills on 01580 720161. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.







Bells Forstal Farm, Throwley

Gross internal area (approx.)

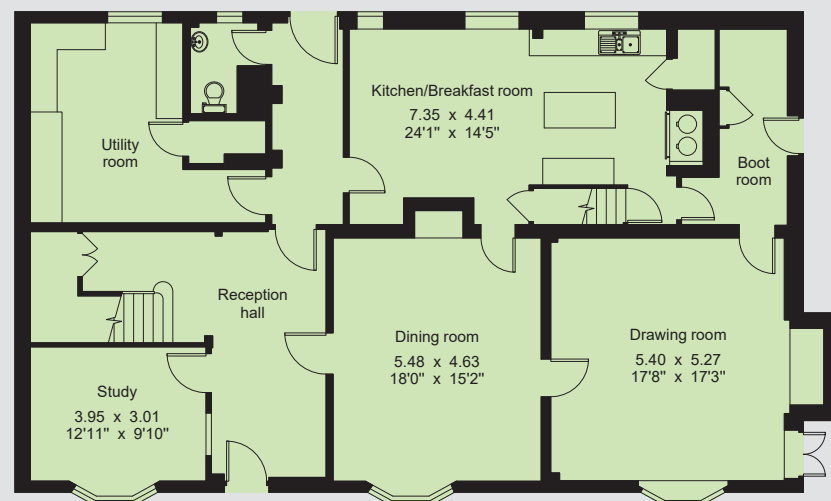
- House - 359.7 sq m (3,871 sq ft)
- Barn/Stable - 78.9 sq m (849 sq ft)
- Forge - 27.0 sq m (290 sq ft)
- Store - 24.3 sq m (261 sq ft)

For identification only - Not to scale

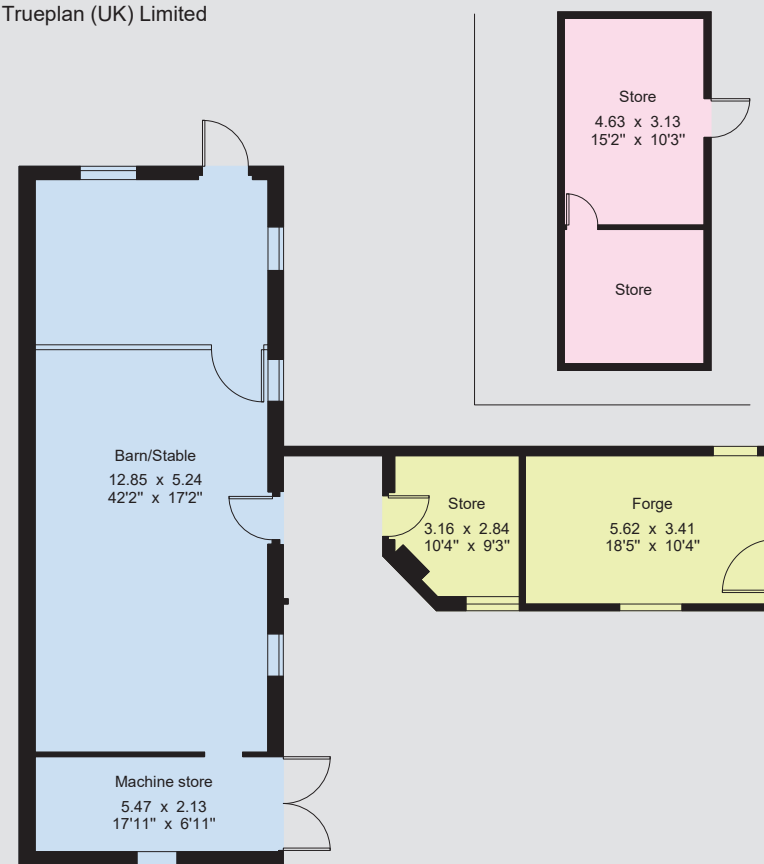
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First floor



Ground floor



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