



A Handsome period farmhouse set in its own land

Folly Farm, Holmwood, Dorking, Surrey RH5 4NH



Stunning outlook over some of the best Surrey countryside • Useful outbuildings with great potential • Close to amenities and Dorking • Period Farmhouse and barns with many original features

Local information

The land at Folly Farm is made up of approximately 60 acres of pasture, 3.5 acres of which is woodland. The pastureland is split into 9 fields by well managed hedges and stock proof post and rail fences. There are working field water supplies to most of the fields and gated access points off Folly Lane to the north and south.

About this property

The farmhouse occupies a commanding position on the edge of the Surrey Hills and has stunning far reaching views in all directions. The original Farmhouse dates back to the 1700s and is built in Leith Hill stone, with many later additions making it a versatile family home with elegant proportions. The original entrance porch leads through to the large sitting room offering a lovely double aspect. The fabulous double aspect drawing room with high ceilings features a large sash window with fine views over the formal gardens. The room has a charming inglenook fireplace with side seats and a fine hardwood wooden floor and leads to a traditional conservatory. The dining room flows off the drawing room. The farmhouse kitchen/breakfast room is the heart of the home, with a range of base and wall mounted cupboards and drawers, and an Aga which creates the centre piece of this room. There is also the benefit of a walk-in larder and utility/boot room. To the north of the farmhouse is the newer addition of a wide

entrance hall and cloakroom. Leading off this hall is the office/bedroom six with an en suite shower room. There are three cellar rooms offering ideal storage. A sweeping staircase from the entrance hall leads up to the spacious landing from which the principal bedrooms are accessed. The master bedroom is a particular feature of the property with an en suite bathroom and a double aspect offering fabulous views over the surrounding farmland. There are four further bedrooms, a family bathroom and a separate WC. Beautiful gardens surround Folly Farm and offer an immense range of mature trees, shrubs, vegetable gardens and orchards. The lawn to the south has a water lily pond and leads to the elevated croquet lawn and hard tennis court. A long private drive opens out into an extensive gravelled area which provides parking for several vehicles. To the east of the property, an old three bay cart shed provides a wonderful outlook and it is believed that this cart shed is the oldest part of the property dating back to Tudor times. The cart shed is attached to a large red brick and stone building currently used as a garage. There is a beautiful three bay barn which could be used for a variety of purposes. At the beginning of the driveway to Folly Farm there is a small block of former stables and tack room, ideal for storage or other purposes.

Viewing

Strictly by appointment with Savills





Folly Farm, Dorking

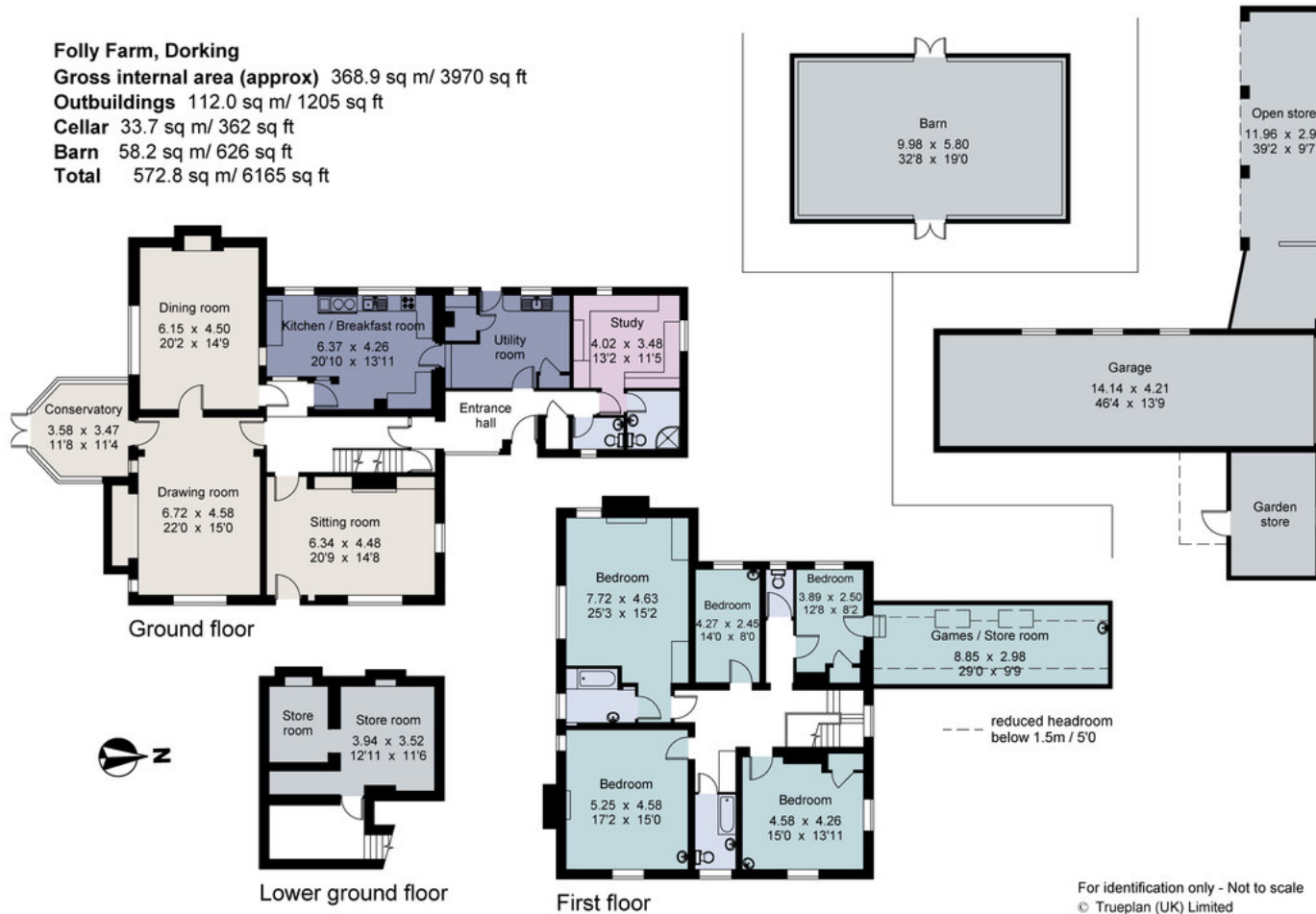
Gross internal area (approx) 368.9 sq m/ 3970 sq ft

Outbuildings 112.0 sq m/ 1205 sq ft

Cellar 33.7 sq m/ 362 sq ft

Barn 58.2 sq m/ 626 sq ft

Total 572.8 sq m/ 6165 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			74
(55-68) D			
(39-54) E		41	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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