



Valley Farm
Woodland Road | Lyminge | Folkestone | CT18 8DR

FINE & COUNTRY



Step inside

Valley Farm

The aptly named Valley Farm is located on the outskirts of Lyminge, nestling in the midst of the Elham Valley in an AONB. The charming 5.42 acre plot currently incorporates paddocks, a manege, two field shelters and multiple outbuildings including two stable blocks so is ideal for many uses or equestrian enthusiasts.

Set back from the lane it includes a parking area with wrought iron fencing and gates providing access to the grounds and a front lawn leading to the wood front door. This opens into a lobby and through to the large dual aspect lounge/diner with a coved ceiling, hard-wearing LVT flooring, a log burner at one end and an electric fire at the other and is ideal for entertaining friends and family.

An L-shaped corridor leads to the staircase, an understairs cupboard and French doors to a side patio as well as to the rest of the ground floor accommodation. This includes a contemporary shower room, a double bedroom that could always be used as an additional reception room or an office for anyone working from home and the spacious dual aspect kitchen/breakfast room with stunning views over the grounds and the countryside.

The breakfast area features a delightful brick surround fireplace with a log burner, access to the utility room with laundry facilities and French doors to a balustraded decked terrace, where you can revel in the panoramic vista laid out before you. While the kitchen area has a range cooker and shaker style units with quartz worktops housing a built in microwave, fridge freezer with a water dispenser and a dishwasher as well as a back door to a boot room that leads to the rear garden.

Upstairs you will find a large airing cupboard, the modern family bathroom with a stand-alone claw foot bath and four partially vaulted ceiling double bedrooms with pine doors and wrought iron door furniture as well as superb views. These include the main bedroom with fitted cupboards and an en suite shower room, another has a seating area and a third is currently in use as an office.

Outside there is a charming, paved terrace area adjacent to the first stable block that includes two stables, a feed store and a haybarn. While the other stable block has four stables and a tack room. There is also a large mobile home with a bathroom and kitchen so could be useful for guests or turned into a bar/games room. There is also an aviary and a greenhouse as well as five paddocks that all have water troughs and the manege which will need resurfacing.





Seller Insight

“ We have thoroughly enjoyed this family home, perfect for hosting and entertaining the whole family both inside and out, with many memorable gatherings in the 18 years we have lived here! During that time, we have also redesigned and refurbished the property to become the delightful home you see today. The grounds have also been ideal, as we love our horses and ponies, as well as the wonderful surroundings. It was these surroundings that initially drew us to this place, but we feel the time has finally come to move to something a little smaller.

Although we are surrounded by countryside, we are not isolated as we can walk into Lyminge. It is a very friendly village and there are a number of regular activities in the village hall including short mat bowls and judo while the pet friendly Coach and Horses pub is not far if you want a drink or a meal without taking the car. There are also two convenience stores, a post office and newsagent, library, pharmacy, Chinese restaurant, hairdresser and two doctors surgeries. The beautiful village of Elham is only about five minutes away with its good pubs, coffee shop and restaurants and it is not far to Folkestone for the Continent or Canterbury with its UNESCO site historic buildings, high street stores, individual shops, theatres, excellent eateries and three universities.

The good Lyminge primary school including a pre-school facility and there are excellent grammar schools in Canterbury, Dover and Folkestone and first class private schools in Canterbury, Dover and Ashford. If you enjoy a good walk with the dog or want to go for a cycle ride there are parks and an extensive network of footpaths around the village or you can roam through the 440 acres of Lyminge Forest to experience a rich diversity of wildlife either on foot or on horseback. For those who like the sound of leather on willow the nearby Sibton Park cricket club might beckon for a game, while for golfing enthusiasts there is the Etchinghill Golf course and country club on the outskirts of the village and the Roundwood Hall Golf Club along Stone Street.

There is good road and rail access with the M20 for the Channel Tunnel and London not far away and Canterbury is within easy reach as is the charming Cinque port town of Hythe if you want a day on the beach. Commuters can be whisked to London from Ashford station on the high speed rail in 36 minutes while Sandling station can take you to other London stations.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Travel

By Road:	
Sandling Station	4.6 miles
Canterbury Station	12.5 miles
Ashford Internationa	14.6 miles
Dover Docks	16.2 miles
Folkestone	7.8 miles
Gatwick Airport	71.4 miles
Charing Cross	70.5 miles

By Train from Sandling	
Charing Cross	1hr 38mins
Victoria	1hr 31mins
Ashford International	12 mins
High-Speed Ashford to St. Pancras	36 mins

Leisure Clubs & Facilities

Sibton Park Cricket Club	01303 863251
Etchinghill Golf Club	01303 862929
Roundwood Golf Club	01303 862260
Elham Sports Centre	01303 840485

Healthcare

The Surgery	01303 862109
New Lyminge Surgery	01303 863160
William Harvey Hospital	01233 633331
Kent and Canterbury Hospital	01227 766877
Chaucer Hospital	01227 825100

Education

Primary Schools:	
Lyminge Primary	01303 862367
Elham Primary	01303 840325
Ashford School (Prep)	01233 625171

Secondary Schools:

Harvey Grammar for Boys	01303 252131
Folkestone School for Girls	01303 251125
Simon Langton Girls Grammar	01227 463711
Simon Langton Boys Grammar	01227 463567
King's School, Canterbury	01227 595501
Ashford School	01233 625171

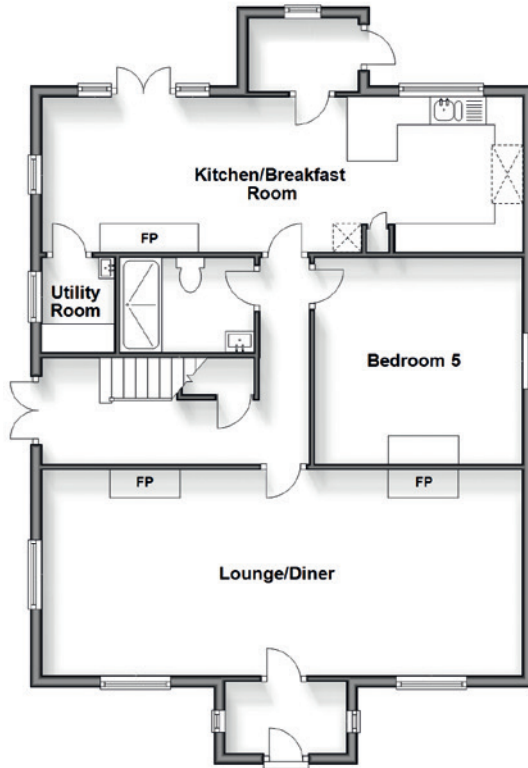
Entertainment

Marlowe Theatre, Canterbury	01227 787787
Leas Cliff Hall	01303 228600
Coach and Horses	01303 862694
Kings Arms	01303 840242
Abbots Fireside	01303 840566
Abode Hotel	01227 766266

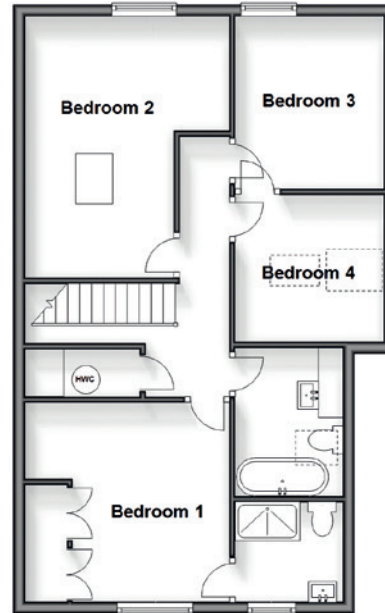
Local Attractions / Landmarks

Lyminge Forest
Romney Hythe and Dymchurch miniature railway
Lympne Castle and Saltwood Castle
Port Lympne Animal Park
Dover and Deal castles
Secret War Tunnels
Canterbury Cathedral

Ground Floor
Approx. 94.2 sq. metres (1013.9 sq. feet)



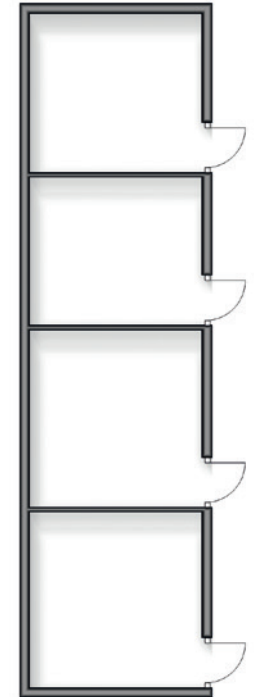
First Floor
Approx. 63.6 sq. metres (684.5 sq. feet)



Outbuilding 1
Approx. 67.2 sq. metres (723.6 sq. feet)



Outbuilding 2
Approx. 46.1 sq. metres (496.1 sq. feet)



GROUND FLOOR

Porch	
Lounge/Diner	28'0 x 12'1 (8.54m x 3.69m)
Hallway	
Shower Room	7'9 x 5'5 (2.36m x 1.65m)
Bedroom 5	12'1 x 12'1 (3.69m x 3.69m)
Kitchen/Breakfast Room	28'0 x 8'11 (8.54m x 2.72m)
Utility Room	5'6 x 3'11 (1.68m x 1.19m)

FIRST FLOOR

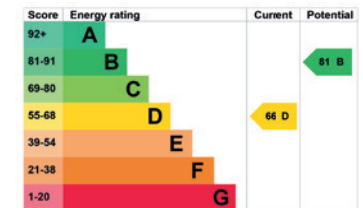
Landing	
Bedroom 1	11'11 x 11'8 (3.63m x 3.56m)
En Suite Shower Room	6'3 x 5'10 (1.91m x 1.78m)
Bathroom	8'8 x 6'4 (2.64m x 1.93m)
Bedroom 3	10'0 x 8'5 (3.05m x 2.57m)
Bedroom 4	8'9 x 8'7 (2.67m x 2.62m)
Bedroom 2	15'3 (4.65m) x 12'0 (3.66m) narrowing to 8'9 (2.67m)

OUTBUILDING 1

Stable/Store 1
Stable/Store 2
Feed Store
Barn/Haystore

OUTBUILDING 2

Stables x4
OUTSIDE
Driveway
Terrace
Rear Deck
Rear Garden
Manege
Paddocks
Tack Room
Static Caravan
Aviary
Greenhouse
Mobile Field Shelter x 2



Council Tax Band: D
Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2025 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed 17.01.2025



Fine & Country
Tel: 01227 479 317
canterbury@fineandcountry.com
23 Watling Street, Canterbury, Kent CT1 2UA

