



EQUUS

Country & Equestrian



IFFIN FARMHOUSE



IFFIN FARMHOUSE, Iffin Lane, Canterbury, Kent CT4 7BE

WITH LAND - CHAIN FREE A rare opportunity to acquire a unique lifestyle property, quietly positioned and set within 4 acres (*TBV) of mature gardens, paddocks and grounds, offering an exceptional combination of a characterful main residence with attached two-bedroom annexe, established holiday accommodation, extensive outbuildings and exciting future potential, extending in total to approximately 7,460 sq. ft.

At the heart of the property is a charming unlisted farmhouse, with parts dating back to circa 1760, offering spacious and versatile accommodation. The ground floor comprises a farmhouse kitchen/breakfast room, dining room, lounge, sitting room, large reception hallway and downstairs cloakroom. To the first floor are four double bedrooms, three of which have en-suite facilities. Attached to the main residence is a two-bedroom annexe, comprising a kitchen, two bedrooms and en-suite facilities. The main residence and annexe extend in all to approximately 3,108 sq. ft.

The main residence is complemented by a collection of independently accessed guest and holiday accommodation, providing an established income stream and considerable flexibility for multi-generational living, extended family, guest accommodation or a lifestyle-led business.

An attractive detached character stable block, extending to approximately 1,681 sq. ft., has been thoughtfully converted to provide a selection of individual holiday units.
HOLIDAY LETS 1 & 2 – Fully accessible two-bedroom accommodation, each comprising two bedrooms, two bathrooms and a kitchen/breakfast room, providing comfortable and versatile accommodation for guests.
HOLIDAY LET 3 – Comprising one bedroom, bathroom and kitchen/breakfast room.
HOLIDAY LET 4 – A detached holiday let arranged with kitchen/breakfast room incorporating bedroom space, bathroom and a separate detached lounge, offering an additional degree of privacy and flexibility.

FURTHER OUTBUILDINGS & LAND

In addition, the property provides approximately 2,081 sq. ft. of outbuildings and former stabling. The detached former stable block extends to approximately 1,054 sq. ft. and incorporates a number of stables together with useful ancillary space, although some refurbishment is required. Further outbuildings include three detached small wooden summer houses, two of which have Wi-Fi and electricity connected. These buildings offer excellent scope for a variety of uses, subject to any necessary consents.

The grounds extend to approximately 4 acres (*TBV) and have been thoughtfully arranged to combine both beauty and practicality, incorporating paddocks, productive gardens, mature planting and natural ponds, creating a peaceful and secluded environment. Two separate access drives allow the principal residence and guest accommodation to operate independently, particularly appealing to those seeking a property where home life and income-generating accommodation can comfortably coexist.
 *The acreage and land shown or stated on any map, plan or particulars is TBV (To Be Verified). This means the land has not been formally measured or verified by Equus or the sellers. A Title Plan from the Land Registry will be available, where possible, showing the boundary and stated acreage. Interested parties wishing to verify the exact area should make their own enquiries via their solicitor and, if required, commission a suitably qualified professional to undertake a formal measurement.



SITUATION & LOCATION

The property is situated in a rural location around 0.5 miles from the cathedral City of Canterbury and occupies a unique position within one of Kent's most desirable and strategically connected locations. The City of Canterbury is renowned for its heritage architecture, independent schools and cultural amenities. It's fast train links into London via Canterbury East & West stations offer a regular rail service to London Victoria, Charing Cross and Cannon Street and to the high-speed rail link of London St Pancras with a journey time of under one hour.

Ashford International station and the Channel Tunnel at Folkestone are both about 14 miles away and provide regular Eurostar and shuttle services to the continent, whilst the A2/M2 motorway provides good access to both London and the Channel port of Dover. The surrounding countryside is ideal for those who enjoy outdoor pursuits, such as horse riding, walking and cycling. There are also numerous pretty villages nearby with typical village pubs to visit, giving you the ideal balance between city and country living.

MAIN HOUSE MATERIAL INFORMATION & SERVICES & OUTGO

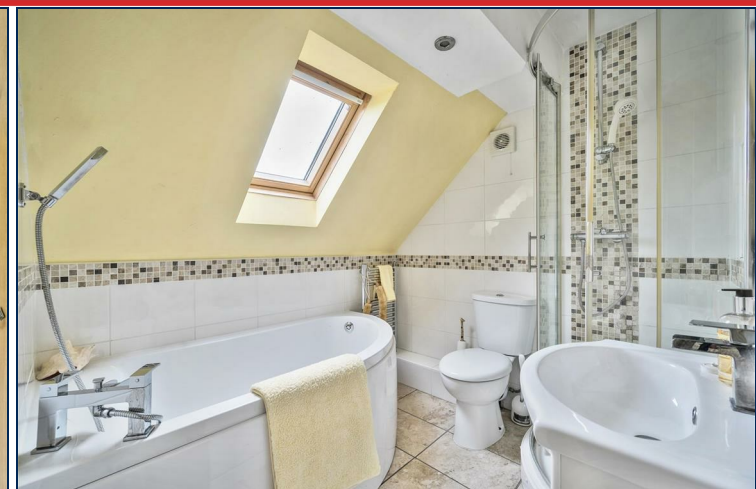
MAIN HOUSE & INTEGRAL ANNEXE
TENURE: Freehold **PROPERTY TYPE:** Detached Farmhouse (unlisted)
PROPERTY CONSTRUCTION: Brick
NUMBER & TYPE OF ROOM/S: - see attached floor plans.
PARKING: Ample parking for numerous cars on hard standing also including holiday lets
TITLE NUMBER/S: K313111
LOCAL AUTHORITY: Canterbury City Council
TAX BAND: G
EPC RATING: Full ratings & advisories/estimated costs are now online at the .gov web site: <https://find-energy-certificate.digital.communities.gov.uk/>
SERVICES
HEATING: Oil
SEWAGE: Septic Tank – Shared with Iffin Farm Bungalow next door – cost split
WATER SUPPLY: Mains
ELECTRICITY SUPPLY: Mains
OFFCOM - Mobile & Broadband
LAPSED PLANNING : Rear Conservatory Ref : CA/10/01679/FUL
BROADBAND
 Download Mbps / Upload Mbps – also see useful website links.
SMALL BUSINESS TAX RELIEF - The whole site including the house and holiday lets has small business tax relief

HOLIDAY LETS - SERVICES & OUTGOINGS

WATER SUPPLY: Mains & Rain Water harvesting tank
ELECTRICITY SUPPLY: Mains from the detached house
HEATING : Electric heaters Cottage 4 & Polypipe underfloor heating in the holiday let barns
SEWAGE : Allerton sewage treatment plant
PROPERTY TYPE: Detached



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PROPERTY CONSTRUCTION: Timber & Block
NUMBER & TYPE OF ROOM/S: see attached floor plans
BUSINESS FIXTURES are available by separate negotiation
LAPSED PLANNING : Rear Conservatory Ref : CA/10/01679/FUL

HELPFUL WEBSITE LINKS

We recommend that you visit the local authority website pertaining to the property you are interested in buying for all the planning consents / restrictions / history and the following websites for more helpful information about the property and surrounding local area before proceeding in a purchase:

www.goodschoolsguide.co.uk | www.homecheck.co.uk | www.floodrisk.co.uk | www.environment-agency.gov.uk - www.landregistry.gov.uk | www.homeoffice.gov.uk | www.ukradon.org
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>
<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/broadband-speeds/broadband-basics>

VIEWING ARRANGEMENTS

All Viewings are strictly by Appointment with the Vendors' Agent
Equus Country & Equestrian, South East/South West
T: 01892 829014

E: sales@equusproperty.co.uk

W: www.equusproperty.co.uk

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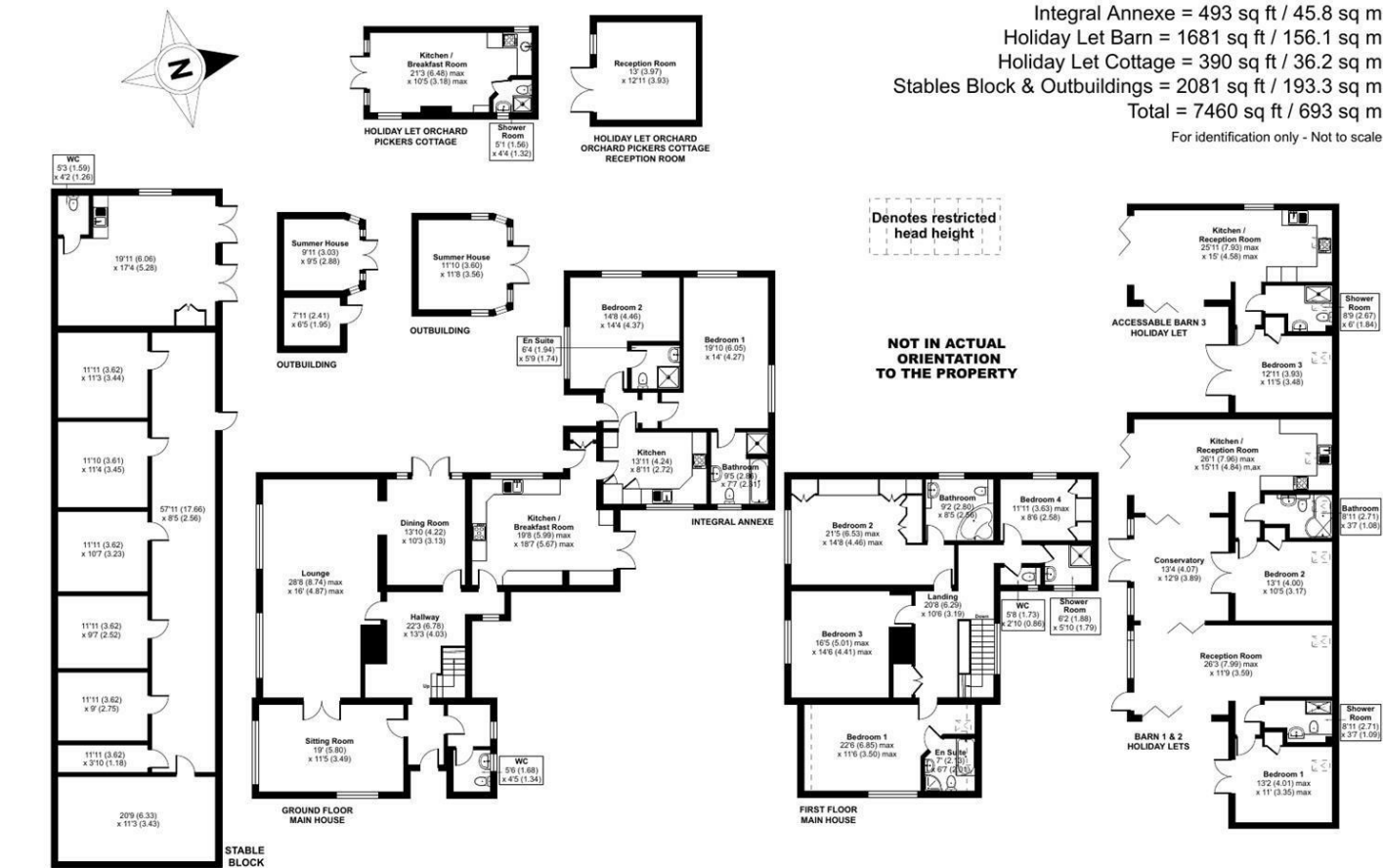
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Guide price £1,750,000

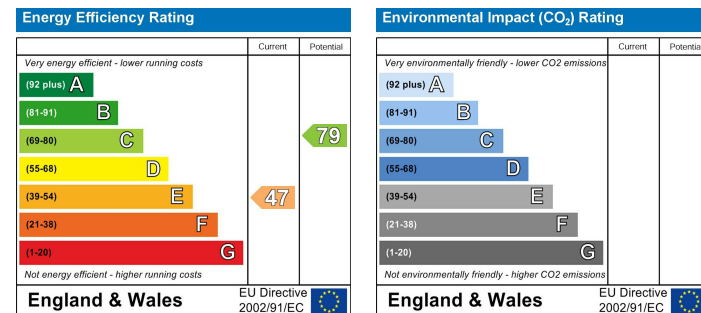




Main House = 2815 sq ft / 261.5 sq m
Integral Annexe = 493 sq ft / 45.8 sq m
Holiday Let Barn = 1681 sq ft / 156.1 sq m
Holiday Let Cottage = 390 sq ft / 36.2 sq m
Stables Block & Outbuildings = 2081 sq ft / 193.3 sq m
Total = 7460 sq ft / 693 sq m
For identification only - Not to scale

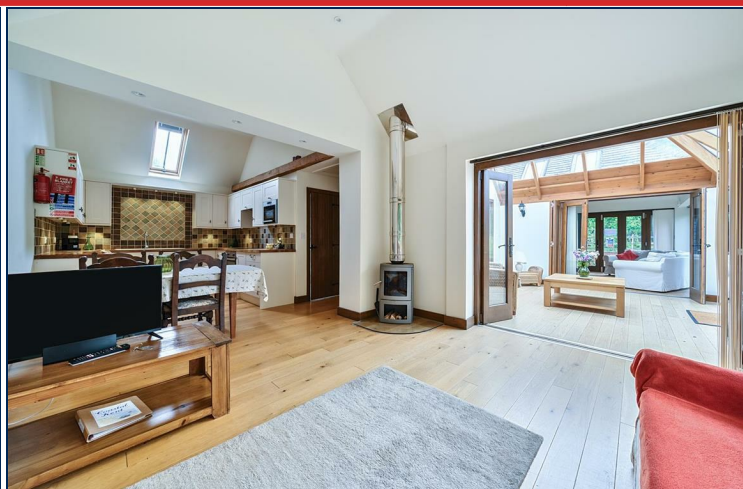


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Equus Property, REF: 1304034



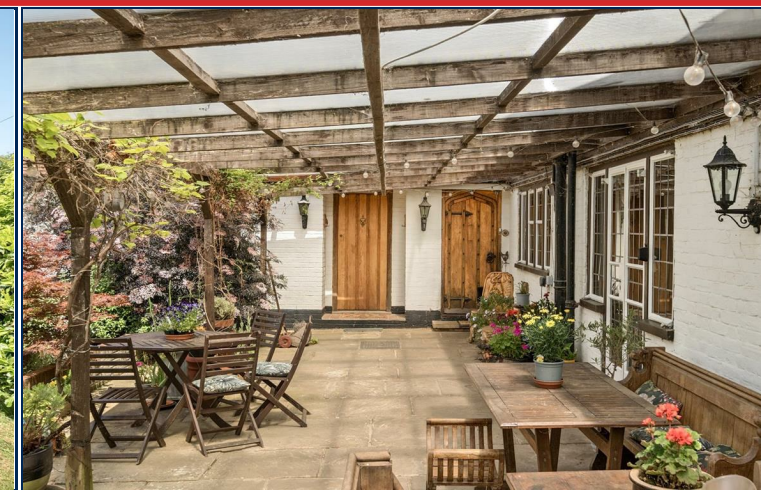
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