GUILDCREST ESTATES



Longage Manor Farm Longage Hill, Lyminge, Folkestone CT18 8HB

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£3,500,000

MANOR HOUSE (1- 47) This stunning 17th century manor house and country estate is set within beautiful countryside, offering an exceptional blend of character, privacy and versatility. It is comprised of 5 bedrooms, 3 reception rooms and large L-shaped kitchen, utility room, play room, 3 bathrooms and a cloak room. The 'garden room' has stunning views and there is a heated pool on the terrace. The sitting room, dining room and kitchen all have wood burning fires. The combination of period charm and with family living make this an exceptional home.

THE DAIRY (48 – 61) provides self-contained accommodation with lounge including a wood burning fire, kitchen/diner, study, cloakroom and two en suite bedrooms, 1 benefiting from a dressing area, ideal for family, guests or holiday letting. It has a large terrace with stunning views.

THE BARN (62 – 69) is a games/function venue. It has a commercial kitchen and can seat 100 guests.

A small vaulted chapel and a range of outbuildings are all surrounded by beautiful grounds with extensive lawns, large paved terraces, ornamental pond with bridge, greenhouse, carport, ample storage and parking for up to 10 vehicles. This remarkable

























property offers a peaceful rural lifestyle whilst within reach of local amenities and easy access to London.

Potential developments
The estate offers exceptional flexibility as a substantial family home, a countryside retreat or a business opportunity. Outbuildings provide further development potential:

5 HOLIDAY LETS & COFFEE SHOP (75,76,77) previously approved planning permission (not built)

THE GRANARY conversion to a modern house, see design by award winning architects (72,73,74)

Council Tax G
Freehold
Mains water, electric & oil fired central heating
Septic tanks
Starlink broadband

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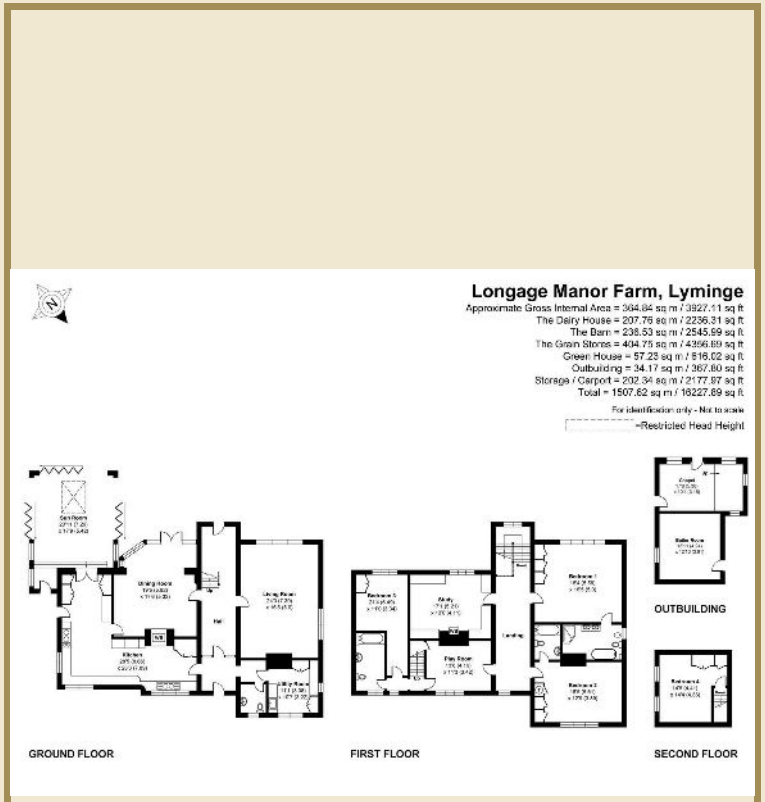
Key Features

- 3 main buildings on a delightful 46.6 acre estate in the beautiful Kent Downs National Landscape, a designated Area of Outstanding Natural Beauty
- Manor house has 5 bedrooms, 3 reception rooms and upstairs play room
- Converted Dairy has 2 en suite bedrooms, study, sitting room and kitchen/diner
- Converted Barn is a large games room, party space (100 persons), toilets, commercial kitchen and a mezzanine with shower
- From St Pancras International Station, London, in just over an hour
- EPC current 48E rating with potential for 68D

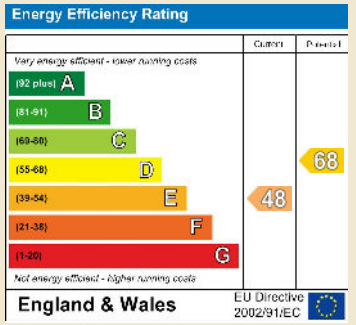
Important Information

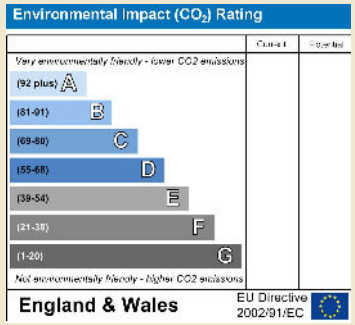
Freehold
Property with Land
3927.00 sq ft
Council Tax Band G
EPC Rating E

£3,500,000









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