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Wellbrook Farmhouse, South Street, Boughton, ME13 9NA

6 BEDROOMS | 4 BATHROOMS | 4 RECEPTIONS

Freehold



Wellbrook Farmhouse, South Street, Boughton-under-Blean, ME13 9NA

- Enchanting Grade II Listed Farmhouse
- Over 4000 Sq.Ft Of Characterful Accommodation
- Significantly Renovated & Aesthetically Enhanced
- Fine Craftmanship, Elegant Décor & Artistic Finish
- New Bespoke Kitchen & Luxury Bathroom
- Set With 0.52 Acres Of Glorious Grounds
- Views Out To Boughton Golf Course
- Excellent Access To Canterbury & Faversham



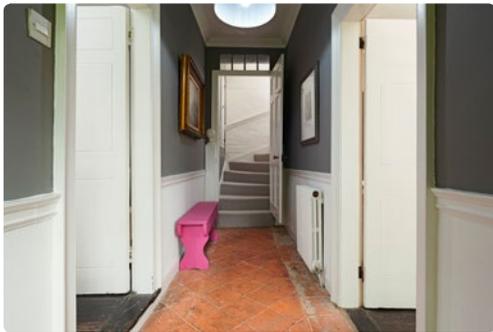
SITUATION:

The hamlet of South Street is home for the 13th century parish church of St Peter and St Paul, just outside Boughton, which is three miles east of Faversham and five miles west of the bustling cathedral city of Canterbury. It has an extremely long main street with scores of old buildings either side and is a designated conservation area. It was once part of the pilgrims' route from London to Canterbury.

The village benefits from a primary school, a post office which is situated at Woods Garage, hairdressers, several churches, and a village store. There are a range of pubs and restaurants, and it has a real community feel. It is situated next to Blean Woods which have been designated a Site of Special Scientific Interest and cover more than eleven square miles.

Boughton is close to the A2, which gives easy access to the motorway network, London and coast bound. The village is also well served with a bus route to Faversham and Canterbury. Its neighbouring village of Dunkirk has a new village hall, a garden centre, a pub and farm shop. The villages are closely linked and have a real community spirit.

The nearby town of Faversham offers a far wider range of shopping, leisure and recreational amenities, including an indoor and outdoor swimming pool, a cinema, a museum and numerous good pubs and restaurants. The town is served by a good selection of primary schools and two secondary schools, one of which being the renowned Queen Elizabeth Grammar School. Faversham also has a mainline station with a high-speed link to London St Pancras in just over an hour.



DESCRIPTION:

An enchanting grade II listed, six bedroomed, detached farmhouse occupying over half an acre of stunning grounds, nestled in a rural location of south street, yet with excellent access to both the market town of Faversham and the Cathedral city of Canterbury.

Wellbrook Farmhouse dates back to the 16th century and is rich in period charm and historic character, the property flourishes with original features reflecting its heritage and unique architectural style. Exposed beams, original fireplaces, intricate wood panelling, terracotta stone flooring, and high ceilings are thoughtfully balanced with modern comforts, including a bespoke kitchen and a recently installed luxurious en-suite bathroom.

The current owners have significantly enhanced the home with creative interior design, fine craftsmanship, and elegant touches, including Farrow & Ball décor, whilst carefully preserving and restoring the farmhouse's many period features.



The front façade presents a symmetrical Georgian aesthetic, with a handsome central front door flanked by charming painted leadlight windows.

The internal layout is highly versatile and reflects the property's past as two separate dwellings. It now offers over 4,000 sq.ft of beautifully appointed living space, thoughtfully designed to accommodate both family life and entertaining.

At the heart of the home is the kitchen/ breakfast room, featuring a stunning vaulted ceiling and bespoke cabinetry by Comptons of Faversham. Integrated appliances include a dishwasher, a Neff hide-and-slide oven, and a butler sink. The space is further enhanced by a classic Aga, a large oak-topped island, and an adjoining boot room, which could also be used as a walk-in pantry.

The kitchen flows seamlessly into an elegant dining area, warmed by a wood-burning stove, and a cosy snug with French doors leading to a south-facing breakfast terrace.

The Georgian wing of the house boasts two refined reception rooms, each with its own unique style. Both feature stripped wooden floors and column radiators; one is affectionately known as the 'Panelled Room' whilst the other has a wood-burning stove and intricate comicing.

The ground floor is completed by a private study, a cloakroom, and a spacious laundry room/auxiliary kitchen.

A cellar provides excellent storage, however has good head height and could be further converted, depending on individual requirements.

The property's two staircases lead to a wonderfully arranged first floor, offering six generously proportioned bedrooms that ensure privacy and comfort.

The principal suite is a serene retreat, complete with a dressing room and a luxuriously appointed en-suite bathroom by Roots, a renowned local specialist.



The en-suite includes a freestanding bathtub, walk-in shower, and double vanity basins, complemented by antique brushed brass fixtures and stylish hexagonal tiles.

Three additional bathrooms serve the remaining bedrooms, these are tastefully finished in a rich palette of heritage colours, echoing the refined aesthetic found throughout the home.

OUTSIDE:

Wellbrook Farmhouse is enveloped by approximately 0.54 acres of exquisite grounds that wrap around the entire property. Electric gates open onto a spacious driveway, providing access to an undercroft store room with a mezzanine level, which offers potential for conversion into a small annexe, subject to planning consent.

To the front of the house lies a walled garden, bordered by established shrubs and manicured hedging. Beneath the shade of a majestic horse chestnut tree is a charming patio area—perfect for alfresco dining. A small gate leads around to the south-facing side of the garden, which can also be accessed through the French doors from the snug.

Beyond the walled garden is an additional stretch of lawn dotted with wildflowers and mature trees. This area is fully enclosed and offers views over the neighbouring golf course. A rarely-used public footpath runs quietly through this part of the grounds.

The property has oil fuelled heating and private drainage which has recently been replaced with a brand new system.









TOTAL FLOOR AREA: 4288 sq. ft (398 sq. m)



EPC RATING
E



COUNCIL TAX BAND
G



GENERAL INFORMATION
Grade II Listed
Oil Fuel & Private Drainage

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