

Mercers Farm, The Street, Finglesham, Deal, Kent, CT14 0NG

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Mercers Farm, The Street

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Guide Price £1,100,000

Freehold | Residential & Commercial Use

Situated within the heart of the sought-after village of Finglesham, Mercers Farm presents a rare mixed-use opportunity comprising a detached four-bedroom farmhouse together with approximately 2.29 acres of adjoining commercial land and buildings. Historically associated with agricultural use and more recently utilised for storage and light industrial purposes, the holding offers a unique combination of residential accommodation and commercial premises within a peaceful rural setting. Opportunities of this nature are increasingly uncommon, particularly those combining a substantial family home with extensive operational space, making the property ideally suited to those seeking a lifestyle purchase, business premises, storage facilities or a combination of residential and commercial use, subject to individual requirements and any necessary consents.

The farmhouse occupies a private position to the front of the site and provides well-balanced family accommodation arranged over two floors. The ground floor is centred around a welcoming entrance hall leading to a spacious family living room, featuring a substantial masonry fireplace with log-burning stove as its focal point. A separate dining room provides an ideal space for entertaining and links directly to the kitchen, fitted with a range of wall and base units alongside space for appliances and informal dining. A traditional fireplace housing a Rayburn stove adds character and practicality to the room. To the rear, a conservatory provides additional reception space overlooking the gardens and benefits from direct access to the outside, while an adjoining store offers flexibility for use as a hobby room, workshop or home office.

The first-floor accommodation is arranged from a central landing and comprises four bedrooms. The principal bedroom benefits from a private en-suite shower room and useful eaves storage, while a further generous double bedroom incorporates fitted storage. Two additional bedrooms are positioned to the rear, one of which is currently utilised as a home office, and are served by a family shower room. The accommodation offers flexibility for families, homeworking or multi-generational living.

Externally, the farmhouse benefits from substantial hardstanding to the front, providing ample off-road parking alongside a garage and adjoining workshop. To the rear, the property enjoys a generous lawned garden overlooking the surrounding countryside, creating an attractive and private outdoor space for family life, entertaining and gardening.



Positioned directly beyond the residential curtilage, the adjoining commercial land and buildings extend to approximately 2.29 acres and form an integral part of the overall holding. Accessed via a concrete roadway from The Street, the site comprises extensive areas of hardstanding, grassland and scrubland, providing considerable flexibility for a variety of operational requirements. The principal building is a substantial former agricultural barn of concrete portal frame construction, complemented by five former poultry houses and a traditional-style cart lodge with adjoining lean-to. Together, the buildings provide extensive storage, workshop and operational accommodation suitable for a range of commercial, agricultural, equestrian or lifestyle uses, subject to any necessary consents.

The site benefits from a mains water supply, currently serving both the farmhouse and yard via a shared meter. Mains electricity is available, although purchasers should make their own enquiries regarding supply arrangements and accessibility. The farmhouse is served by a private cesspit, while there are currently no independent drainage facilities within the commercial yard area.

Finglesham is a highly regarded rural village situated between the coastal town of Deal and the historic town of Sandwich, offering an attractive balance of countryside living and accessibility. The surrounding area is renowned for its rolling farmland, scenic walking routes and strong village communities, while nearby Deal provides an excellent range of independent shops, restaurants, leisure facilities and seafront attractions. Sandwich offers further amenities, highly regarded schools and mainline railway connections, while the cathedral city of Canterbury is within comfortable reach, providing extensive shopping, cultural attractions and high-speed rail services to London.

The farmhouse and adjoining commercial yard are being offered for sale as a single mixed-use holding. However, the vendors may consider the sale of the residential farmhouse and commercial land separately, subject to agreement. Interested parties are invited to make enquiries directly for further information regarding the available purchase options.

Services: (Mains) Water & Electricity. (Private) Drainage.

Council Tax: Band F (Dover District Council)

Energy Rating: Current 11 | G. Potential 64 | D.

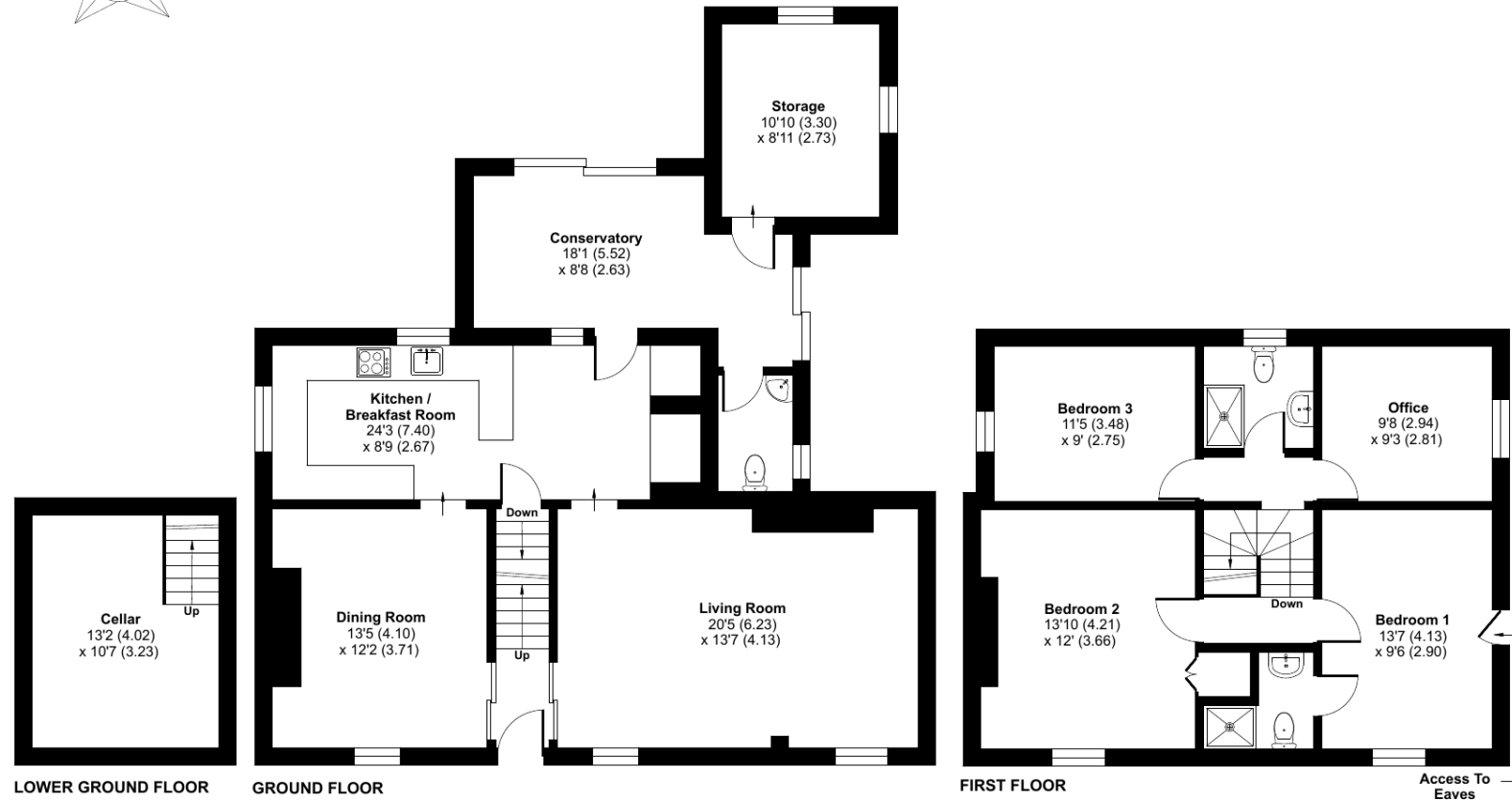
Agents Notes: This property is mixed-use;
(Residential & Commercial).

Viewing by appointment only: Finn's Sandwich
Tel: 01304 612 147 | Email: sandwich@finns.co.uk



Approximate Area = 1826 sq ft / 169.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Finns. REF: 1451858

The accommodation is as follows:
(NB: all measurements are an approximate guide only).

Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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