

Hillside Farm, 36 Blean Hill, Blean, Canterbury, Kent, CT2 9EF

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Offers Over £1,100,000 Freehold



Hillside Farm is a truly special and historic country estate, formerly the home of Peter Firmin, the celebrated creator of Bagpuss, where the iconic BBC television series was created and filmed.

Set within approximately 6.12 acres of beautiful gardens and grounds, this remarkable property is offered for sale with no onward chain and offers an increasingly rare opportunity to acquire a characterful farmhouse together with an impressive Kentish barn, stables and a collection of period outbuildings, all nestled within its own private setting just two miles from Canterbury city centre.

The farmhouse itself has been a much loved family home for many years and retains a wealth of original character and charm throughout. The accommodation centres around a substantial four bedroom farmhouse, largely untouched and rich in period features including fireplaces, tiled floors, picture rails and original internal doors. A particularly striking addition is the magnificent oak framed vaulted first floor sitting room; an exceptional and atmospheric space that perfectly complements the home's historic character while creating a wonderful area for entertaining and family living.

Beyond the farmhouse, the estate continues to impress with a detached Kentish barn, traditional stables and a brick-built period workshop, all surrounded by mature gardens, woodland, paddocks and a large pond, creating an idyllic semi-rural setting with enormous lifestyle appeal. The barn may offer potential for conversion, subject to the necessary planning permissions, while the paddock to the front could also provide future development opportunities, again subject to planning consent.





Despite its peaceful setting, Hillside Farm is exceptionally well positioned for access to some of the area's most sought after amenities. The highly regarded Blean Primary School is just a quarter of a mile away, making the property particularly attractive to families, while both St Edmund's School and Kent College are within easy reach. Canterbury's renowned grammar schools are also readily accessible, together with the University of Kent. The surrounding area is ideal for those who enjoy the outdoors, with the ancient Blean Woods nearby offering extensive walking and cycling routes through some of Kent's most beautiful woodland.

Excellent transport connections further enhance the property's appeal. Regular bus services provide convenient access to both Canterbury and the coastal town of Whitstable, while Canterbury West station is approximately a five minute drive away, offering high speed rail services to London St Pancras in as little as 56 minutes, making this an ideal location for commuters seeking a unique country home within easy reach of the capital.

Viewing: By appointment through Finn's, Canterbury.
Tel: 01227 454111

Services: Mains gas, electricity, water & drainage.

Council Tax: Band 'G' according to the website of the Valuation Office Agency (www.voa.gov.uk).

Date: These particulars were prepared on 3/6/26 and amended on 29/10/26


















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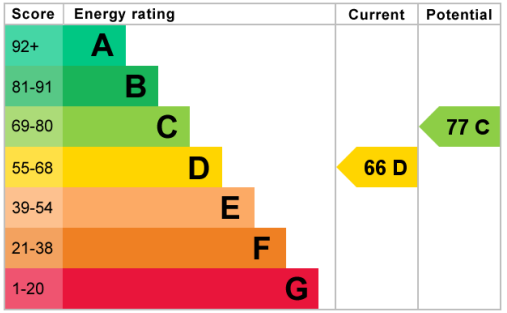


Hillside Farm, Blean Hill

Approximate Gross Internal Area = 230.06 sq m / 2476.34 sq ft
Outbuildings = 251.08 sq m / 2702.60 sq ft
Total = 481.14 sq m / 5178.94 sq ft

For identification only - Not to scale





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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