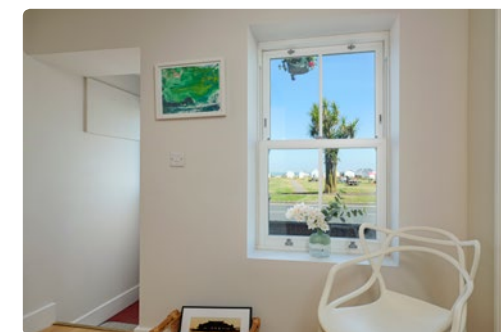




12 The Strand, Walmer, Deal CT14 7DY

6 BEDROOMS | 4 BATHROOMS | 3 RECEPTIONS

Freehold



12 The Strand, Walmer, Deal CT14 7DY

- Seaside Residence & Self Contained Annexe
- Significantly Renovated & Substantially Extended
- Innovative Architecture & Fine Interior Design
- Elegant Decor & Quality Craftmanship
- Versatile Accommodation Offering Upto Six Bedrooms
- Sleek Open Plan Modern Kitchen
- Splendid Sea Views & Westerly Facing Garden
- Two Bedroomed Annexe With Own Entrance

The property is ideally located on the Strand between Walmer and Deal, overlooking the beach, with easy access to restaurants, galleries, cafes, bars, antique shops, independent retailers and mainline station, which has direct links to Ashford & London St Pancras. There is a well-established market on Saturdays offering artisan foods, local produce, flowers, vintage clothing and bric-a-brac. The town has a strong independent retail sector along with several more widely known shops in the town centre. The popular Astor Theatre offers musical performances, live theatre, exhibitions, movies, classes and clubs. Downs Sailing Club is nearby and offers a family atmosphere providing a safe and fun environment in which to develop your sailing skills. Easy access to mainland Europe is facilitated by the port of Dover just 9 miles from Deal and the Channel Tunnel a further 7 miles.

Sandwich is just over five miles away and offers a bustling historic town centre, with a quayside and the famous Royal St Georges

Golf Club, which is one of several renowned golf courses in the area. Sandwich has a weekly market located on the Guildhall forecourt, as well as a good range of independent shops and restaurants.

Broadstairs is a quintessential seaside town with an historic harbour with a rich maritime tradition and a bustling High Street with a variety of independent retailers, cafes, and restaurants. There is a strong sense of community within the town with many regular events such as the Dickens Festival and Broadstairs Folk Week.

The thriving town of Margate is one of England's most quintessential seaside towns, with its long, sandy beaches and traditional seaside shops and arcades. However, there is also a new and vibrant atmosphere in Margate, with the world-renowned Turner Contemporary art gallery (opened in 2011) and the regeneration of the Old Town, with its vast array of boutique shops and international cafes and restaurants.



DESCRIPTION:

A significantly renovated and vastly extended 1830's property which has seen a comprehensive programme of restoration, creative interior design and innovative architecture.

The property has an exceptionally desirable position on The Strand overlooking Kents finest coast line and offers a self-contained two storey annexe, altogether there is over 2300 sq.ft of artistically presented and particularly versatile accommodation.



The current owners have an eye for detail and have transformed a small cottage to a substantial family home with clean lines, fine décor and bespoke craftsmanship, the finish is of the highest quality with every aspect carefully enhanced.

Beneath the elegance and remarkable design, the energy and considerations are immense with a brand-new roof and all windows replaced by Regency, a local company who

specialise in replicated period double glazed windows. They have also installed a brand-new central heating system with beautiful column radiators, and rewired throughout, these improvements alongside a sleek new kitchen, stunning flooring and luxury bathrooms are a complete credit to the owners who have wonderfully enhanced this seaside residence.

The front door opens into a striking entrance hall flourishing in character with exposed brickwork, and an original beam, whilst the engineered oak flooring and Danish spiral staircase add another depth of individuality.

To the left there is a bay fronted family room, whilst the spiral staircase descends into the basement, formerly the bakehouse, now fully tanked and an ideal cinema room/snug.

The open plan kitchen dining room is flooded with light from the sky lantern and multiple French doors which lead to the garden. An

array of sleek units integrate many appliances including a double Neff oven, integral bins, dishwasher and fridge freezer, the space is finished with marble work tops and quality tiled heated flooring. The ground is further enhanced by a luxury bathroom with utility area.

To the first floor one will find two bedrooms and a well-appointed shower room, the front bedroom/reception has incredible views of the shoreline and could also work well as a family sitting room.

The loft has been fully converted with double dormer windows installed to the front and rear, this bedroom is the perfect peaceful abode from which to enjoy the morning light whilst the sun rises from the sea. An attractive ensuite has been thoughtfully installed with traditional style washstand and Burlington taps, whilst the walk in shower has attractive herringbone laid tiles.







THE COACH HOUSE:

The two bedroom coach house has its own entrance via York Road, the annexe will offer almost 700 sq.ft of high specification accommodation with two bedrooms, an open plan living area and bathroom.

This is ideal for a relative, a guest annexe or alternatively as a holiday let to provide additional income. The coach house is due to be completed by the end of July, drawings are available, and an inspection can be arranged.

GARDEN:

A westerly facing walled rear garden provides a great deal of afternoon and late evening sunshine and is in the process of being fully landscaped.





TOTAL FLOOR AREA: 2323 sq. ft (216 sq. m)
 HOUSE: 1658 sq. ft (154 sq. m)
 ANNEXE: 665 sq. ft (62 sq. m)



EPC RATING
 TBC



COUNCIL TAX BAND
 B



GENERAL INFORMATION
 All services are mains connected
 Full rewire & New central heating system

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