



FOUNDATION

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1 Northwood House, Bullockstone Road, Herne Bay, CT6 7NR

3 BEDROOMS | 2 BATHROOMS | 1 RECEPTION

Freehold



1 Northwood House, Bullockstone Road, Herne Bay, CT6 7NR

- Enchanting Attached Period Property
- Flourishing In Original Features & High Ceilings
- Open Plan Living Area & Separate Sun Room
- Characterful Kitchen Breakfast Room
- Three double Bedrooms & Two Bathrooms
- South Facing Full Enclosed Rear Garden
- Off Road Parking For Several Cars
- Semi Rural Location With Excellent Access To Canterbury

SITUATION:

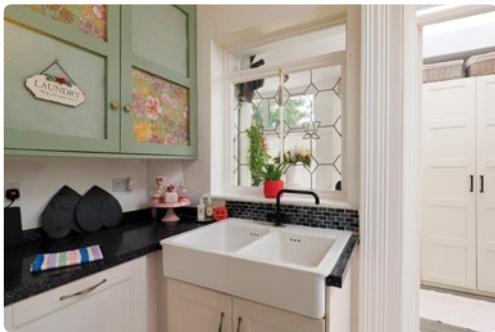
Herne Bay is a charming seaside town located on the north coast of Kent. Known for its picturesque pebble beach and Victorian architecture, Herne Bay boasts a relaxed, family-friendly atmosphere. The town is famous for its long pier, beautiful coastal walks, and delightful seafront cafes. With a selection of independent shops and eateries, Herne Bay offers a great balance of traditional seaside charm and modern conveniences, making it a perfect location for those seeking tranquillity by the sea.

Whitstable is a trendy, vibrant coastal town with a rich maritime heritage. Famous for its oysters, Whitstable is a foodie haven with excellent seafood restaurants and cafés. The town is known for its bohemian vibe, with art galleries, boutique shops, and colourful beach huts lining the pebbled shores. Whitstable's narrow streets are full of character, and its lively harbour provides a perfect spot to enjoy fresh seafood. It's a delightful mix of old-world

charm and contemporary culture, making it a popular spot for visitors and residents alike.

Margate is a historic seaside town which has an arty vibe and home to the renowned Turner Contemporary gallery. Margate's sandy beaches and lively promenade attract both holidaymakers and locals, while the town's vintage shops, cool cafes, and quirky arcades add to its nostalgic charm. Margate also has a vibrant cultural scene, with festivals, music events, and a bustling nightlife.

Canterbury is a historic city located in the heart of Kent, renowned for its stunning architecture, rich cultural heritage, and vibrant atmosphere. Famous for the iconic Canterbury Cathedral, a UNESCO World Heritage Site, the city has long been a place of pilgrimage and spiritual significance. Its charming streets are lined with a blend of medieval buildings, cobbled lanes, and modern shops, creating a unique and picturesque setting.



DESCRIPTION:

An enchanting three-bedroom period property, rich in character and steeped in history, dating back to the mid-1800s. Once a grand Manor House designed and built by George Burge who also constructed Herne Bay's first pier the property has served various roles over the years, including as a boys' school and a hotel.

In the 1960s, the Manor House was thoughtfully divided into four distinctive dwellings, each retaining original architectural features such as high ceilings, intricate architraves, original cornicing, and elegant panelling.

The current owners, with a keen eye for interior design, have embraced the home's heritage by furnishing it with antique pieces and refined styling that beautifully reflect the era.

Number One offers over 1,200 sq ft of beautifully arranged accommodation and sits within a generous plot, benefiting from ample parking and a private, south-facing rear garden.

The front door is tucked behind a magical arched gate, leading into a dual-aspect living area with wood-effect laminate flooring and a stunning oak beam that draws the eye to the exceptionally high ceilings. The decorative mantelpiece serves as a striking focal point, while the detailed panelling around the windows adds a touch of elegance.

The kitchen/breakfast room features a dramatic ceiling adorned with original cornicing and an intricate ceiling rose. A range of fitted units integrates several main appliances, including an induction hob, oven, dishwasher, fridge freezer and a classic Butler sink.

This space is further complemented by a well-appointed laundry room, which also provides access to the garden. With its southerly aspect, it could just as easily serve as a peaceful sunroom.

The ground floor bathroom is a tranquil retreat, fitted with a roll-top bath, WC, and basin. Upstairs, the main bedroom benefits from an en suite shower room, while the two additional double bedrooms enjoy plenty of natural light and a calm, ambient atmosphere.

OUTSIDE:

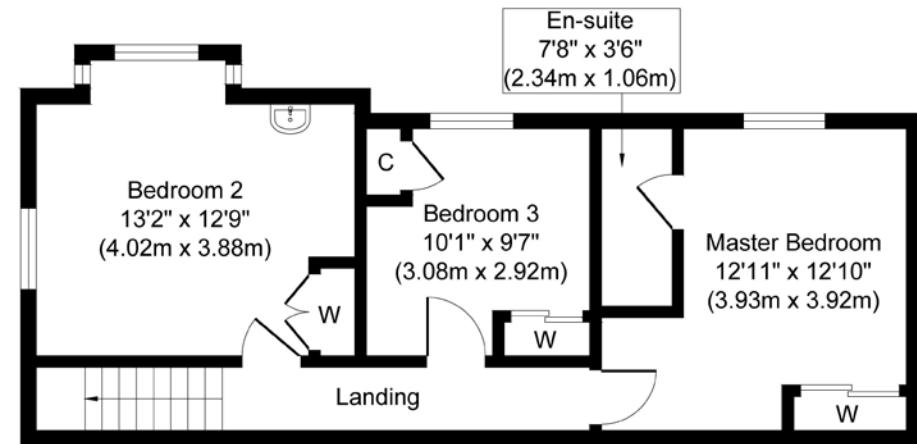
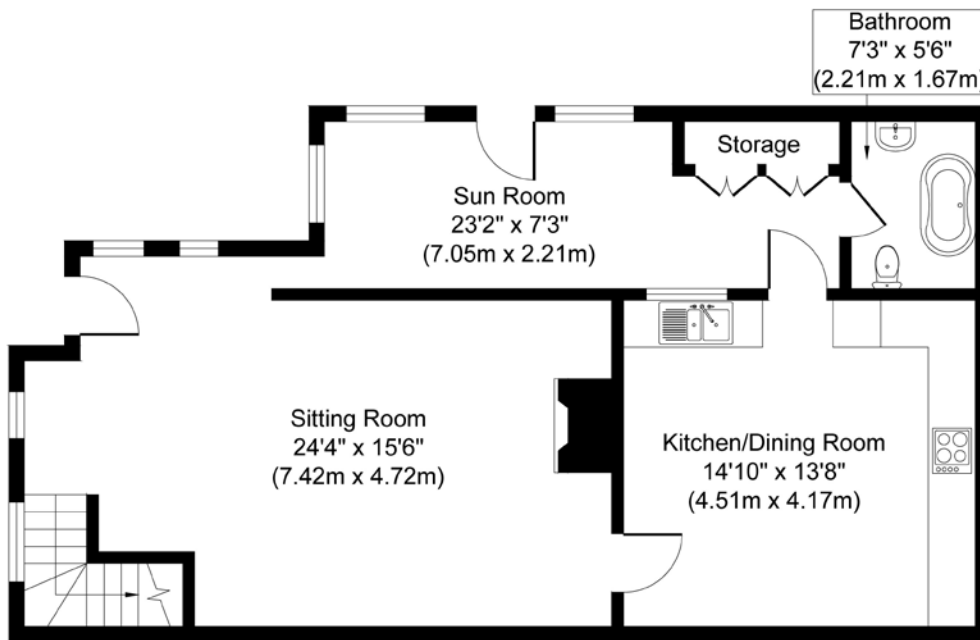
Occupying a generous plot with off road parking and a private garden which is fully enclosed by mature hedging, there are several seating areas dotted around the garden alongside a summer house, a large stretch of lawn adds to the greenery from the mature trees which surround the property.











TOTAL FLOOR AREA: 1252 sq. ft (116 sq. m)



EPC RATING
C



COUNCIL TAX BAND
C



GENERAL INFORMATION
All services are mains connected

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

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