



Loreto

81 St Helen's Park Road | Hastings | East Sussex | TN34 2JW

FINE & COUNTRY

Seller Insight

“

Loreto is not only an extremely attractive and immaculately presented family home, but it is also one that has a rather fascinating history. It was originally built in 1938 for the daughter of a local millionaire, but from 1954 through to 1976 it was the much-loved home of celebrated English author Dame Catherine Cookson and where she penned a great many of her most famous novels.

"Before moving to Loreto we were living just up the road in St Leonards, but we used to walk up here quite often as it's such a beautiful part of Hastings," says Andreas. "The house overlooks acres of woodland and the setting almost has the feel of a French alpine village. It's peaceful and very beautiful and it's just a short walk into the town centre, so it's absolutely ideal."

"The house is definitely well known, and when we discovered that it was coming onto the market we jumped at the chance to buy it. It had previously been owned by a developer, who, if I'm honest, had stripped it of its character by using litres of magnolia paint, so we proceeded to breath new life into it. The colour palette we've used is quite contemporary and we've tried to enhance all of the lovely features that survived and reinstate those that had been removed, so it's definitely got its character back. It's a beautifully proportioned family home and now extremely elegant throughout."

"The garden has been a real labour of love," continues Andreas. "It was in a terrible state when we purchased the property, but after a great deal of hard work it's now befitting of such a beautiful home. We have a large patio with terraces that lead down to the lawn, so there's plenty of places to sit out and enjoy the sunshine, and the whole space is both peaceful and very secluded."

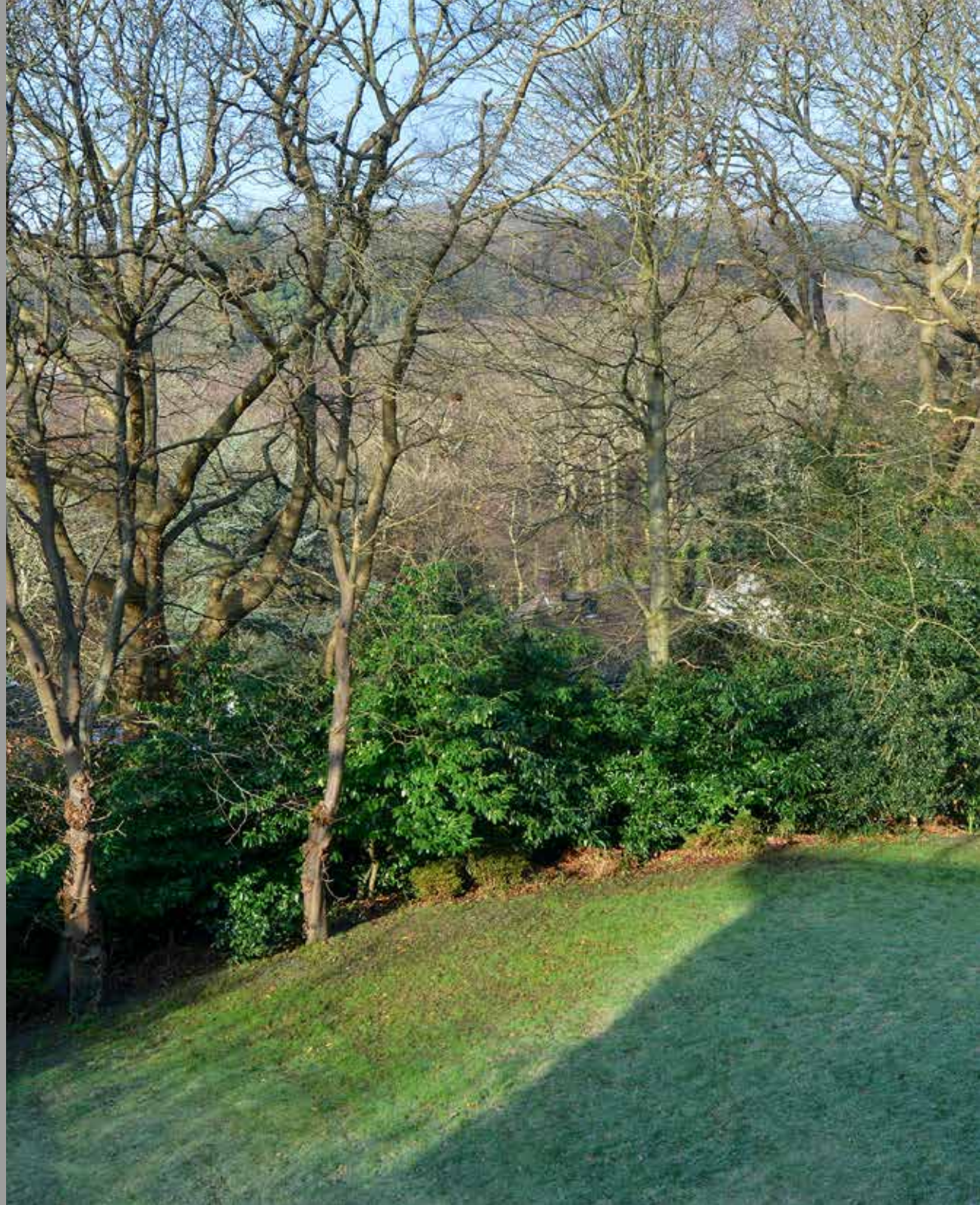
"The large kitchen/diner is the real hub of the home and the room to which everyone seems to naturally gravitate," says Andreas. "It's double aspect, so wonderfully light and bright, and it's a great space to entertain in."

"In my mind the setting is really quite unique," says Andreas. "The house is quite tucked away and the immediate surroundings make it feel as if you're living in the countryside, but at the same time it's just a short walk to the Old Town where you can find beautiful restaurants and an array of trendy bars and cafes. The location is something I'll definitely miss when we leave."

"The room that's now the dining room was at one time Catherine Cookson's study," says Andreas, "so it's where she would have written a number of her famous novels."

"We have decided to move to be closer to our family," says Andreas, "but there's no doubt we'll be sad to leave Loreto. It really has been an absolute privilege to live here and I feel proud that we have been able to transform this uniquely special house into a really beautiful home."

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Step inside

Loreto

DESCRIPTION

This fabulous detached family home, situated at the end of a sweeping pathway, was built in 1938 for Miss Doris Harrison, daughter of a local millionaire, and is where she resided with her nurse. It was because of this fact that the house is unusual due to a second staircase leading to servants' quarters on the top floor. It has been said that 'Miss Harrison had the bricks for the house handmade and the pointing was an art itself'. In later years the property was bought by Dame Catherine Cookson and her husband Tom, and during their 22 year occupation Catherine spent her days writing in her study and transforming the house and gardens before leaving in 1976.

Now the property has been recently refurbished and lovingly restored to echo the splendour of days gone by with a wealth of attractive features and generous accommodation including spacious rooms with high ceilings, plaster cornice and mouldings, handsome fireplaces have become focal points once more, polished wooden flooring and a stunning oak staircase to the first floor.

On the ground floor the large reception hall opens into the grand reception rooms, as well as a formal dining room. The large kitchen/breakfast room has ample space for even a professional chef, as well as a boiler room, utility room and larder.

The second floor landing is almost a room in itself and it is rumoured that Dame Catherine once housed a grand piano there. There are impressive master and guest rooms with modern en-suites, two further bedrooms as well as a family bathroom and additional shower room. The inner hall gives access to the second staircase to the uppermost floor, where there are two further bedrooms and walk-in loft storage.

Outside, the gardens have been reinstated and mature trees and shrubs planted, as well as specimen plants uncovered and brought back to life. The wide terrace to the rear has been carefully renovated and re-laid with original materials and now gives a palatial feel with steps down to the lawn. The front garden has the long sweeping

pathway with a tree-lined perimeter and a wealth of additional planting. For parking there is a double garage and space for numerous vehicles in front.

The location of this wonderful home is one of the most prestigious in all of Hastings and is next to the picturesque St Helen's Woods, close to recreational and sporting facilities and yet a short walk from the town centre for shopping, mainline train station to London and the Old Town.

PORCH Covered external porch. Leading to part glazed wooden front door.

ENTRANCE LOBBY Fully enclosed with windows to the front and feature door to the hall. Original tiled floor, burglar alarm control panel, door to cloakroom.

CLOAKROOM Double glazed window to the front, original style suite with wash basin and wc, plus original 1930's style tiling. Tiled flooring.

RECEPTION HALL Grand entrance hall with sweeping oak staircase rising to the first floor. Under stairs cupboard. Radiators with feature covers. Polished wooden flooring. Ornate cornice ceiling. Wall lighting. Double glazed door to the rear garden. Door to the inner hallway.

DINING ROOM Double glazed windows to the front and side. Cornice ceiling with ornate ceiling rose. Feature fireplace and grate. Wooden flooring.

SITTING ROOM Double glazed windows to the rear and side. Feature fireplace with open fire grate and tiled hearth. Cornice ceiling with feature ceiling rose. Wooden flooring.

DRAWING ROOM Double glazed windows to the rear and both sides. Feature fire surround from France. Cornice ceiling with feature ceiling roses. Wooden flooring.

LARDER Walk in larder style cupboard with a double glazed window to the side. Shelving.







Step inside

Loreto

INNER HALLWAY Secondary staircase leading to the two floors above. Wooden flooring. Door to kitchen.

KITCHEN/BREAKFAST ROOM Double glazed windows to both front and rear. Twin inset Belfast style sink with mixer taps set into an island unit with granite work surface. Matching range of cupboards and drawer units with granite work surface and upstand. Integrated dishwasher, fridge/freezer and cooker hood. Range style cooker set in recess with five ring gas hob, double oven and grill. Inset ceiling spotlights.

BOILER ROOM Walk in room with double glazed window to the side. Gas boiler for heating to the ground floor and hot water. Two hot water cylinders.

UTILITY ROOM Double glazed window to the side. Stainless steel sink unit. Base unit with granite work surface and upstand. Plumbing and space for a washing machine and separate dryer. Part glazed door to the front. Door to 2nd boiler room.

BOILER ROOM 2 Wall mounted boiler for the first and second floor heating systems.

GALLERIED LANDING Double glazed window to the rear. Cornice ceiling. Wooden flooring. Wall lights.

BATHROOM Double glazed window to the front. White bathroom suite comprising of panelled bath with mixer tap, fitted shower screen, twin wash hand basins set into a tiled surround and with cupboards under; low level wc, tiled walls and flooring, heated towel rail and shaver point.

MASTER BEDROOM Double glazed windows to the side and rear. Built in wardrobes with sliding doors. Cornice ceiling. Wooden flooring. Door to ensuite.

ENSUITE SHOWER ROOM Double glazed window to the side. Tiled shower cubicle, pedestal wash basin, wc, heated towel rail, inset spot lights, shaver point, tiled walls and flooring.

GUEST BEDROOM Double glazed windows to front, side and rear. Built in wardrobes with sliding doors. Cornice ceiling. Carpeted. Door to ensuite.

ENSUITE BATHROOM Double glazed window to the front. White suite comprising panelled bath with mixer tap and shower screen, pedestal wash basin, wc, shaver point and carpeted.





Step outside

Loreto

BEDROOM 3 Double glazed window to the front and side. Built in wardrobe with sliding door. Feature fire surround. Cornice ceiling. Wooden flooring.

BEDROOM 4 Double glazed window to rear and side. Built in wardrobe with sliding doors. Cornice ceiling. Wooden flooring. Currently used as a study.

INNER HALL Staircase to upper and lower floors. Wooden flooring. Door to shower room.

SHOWER ROOM Double glazed window to the side. Tiled shower cubicle, wash hand basin, wc, inset spot lights and tiled walls and flooring.

LANDING Second floor landing with feature port hole style window to the side. Wooden flooring. Door to the walk in loft storage.

BEDROOM 5 Double glazed recessed window. Built in corner cupboard. Wooden flooring.

BEDROOM 6 Double glazed window to the front. Wooden flooring.

REAR GARDEN Re-laid raised terrace with steps down to a further patio area and steps down to the lawned garden. Variety of mature trees and shrubs, flowerbeds, exterior lighting and access to the under house store area. The gardens contain many of the specimen plants and trees that were planted during Dame Catherine's ownership and have been added to by the current owners.

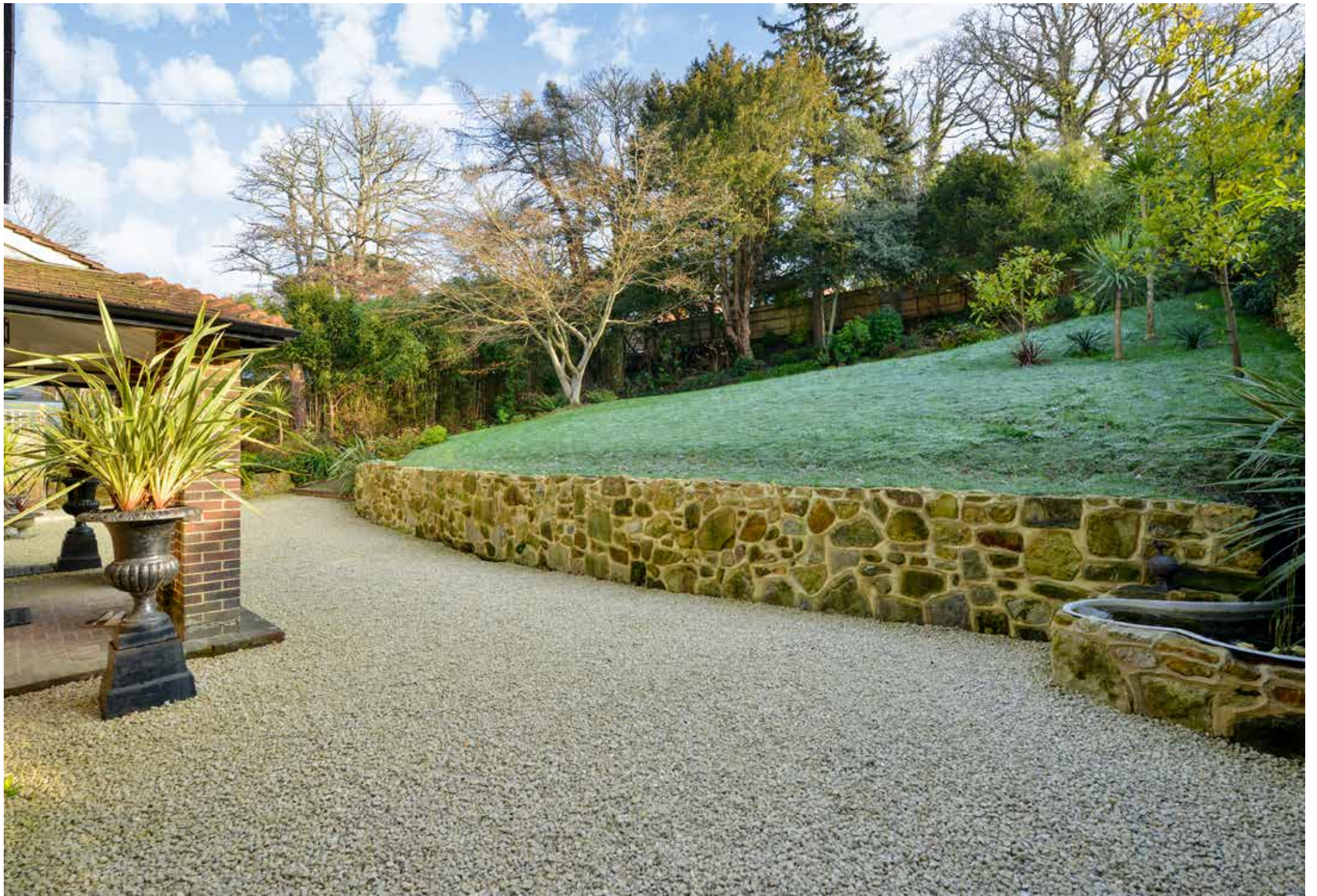
FRONT GARDEN Fenced perimeter and decorative wrought iron gate leads beautifully into the landscaped garden. Established flowerbeds, mature trees and shrubs line the sweeping pathway to the house, with a seating area located at the top of the pathway. Pond. Access to both sides of the house.

PARKING Block paved driveway provides off road parking for multiple vehicles and leads to the garage.

DOUBLE GARAGE With electric up and over doors to match the house, power and light.

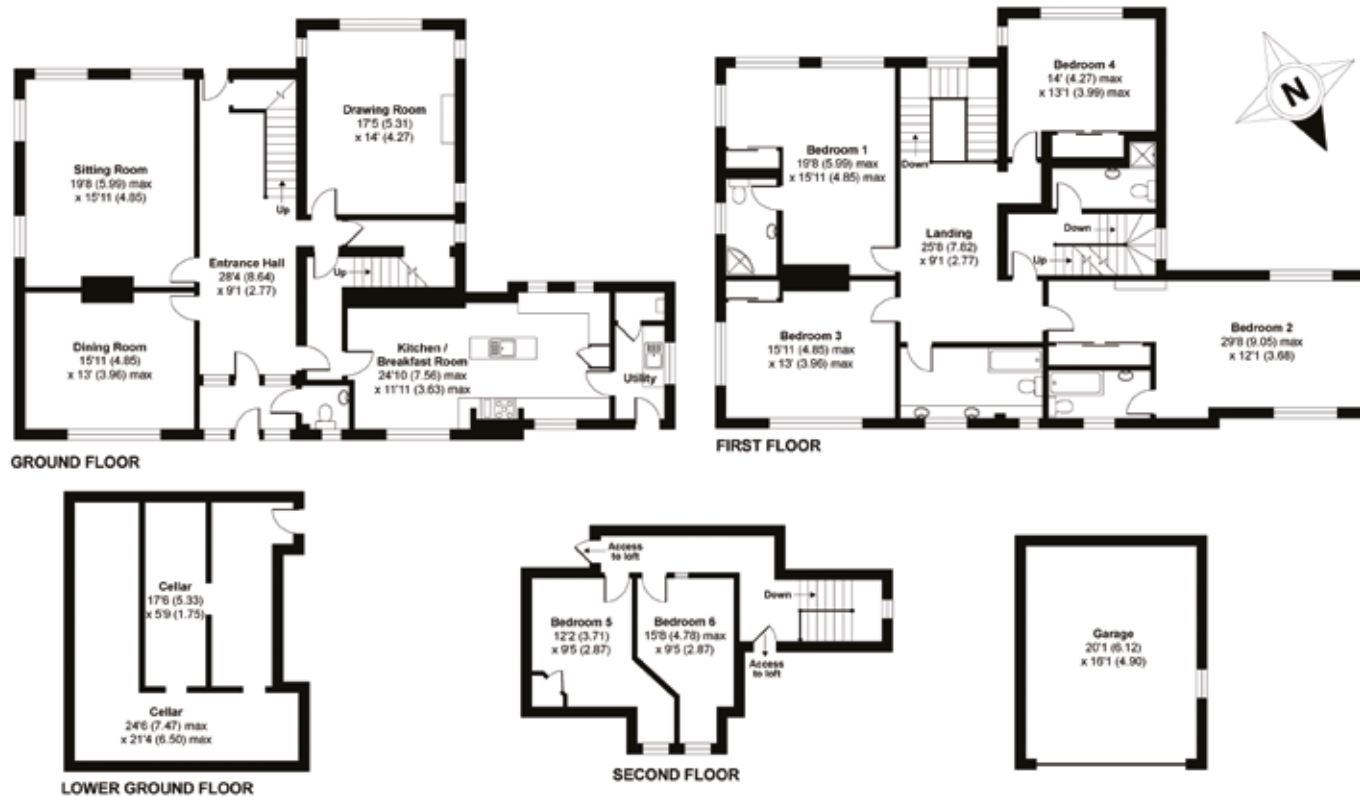






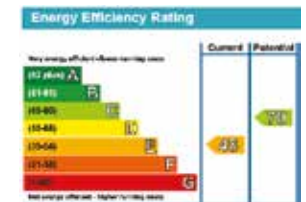
St Helen's Park Road, TN34

APPROX. GROSS INTERNAL FLOOR AREA 4196 SQ FT 389.8 SQ METRES (EXCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2017 Produced for Fine & Country Homes REF : 157351



Agents Notes: All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2017 Fine & Country Ltd. Company Reg No. 06959315 Registered Office: Morgan Alexander Kent Ltd (formerly Fine & Country Kent Ltd.) 36 King Street, Maidstone, Kent, ME14 1BS. Printed

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

Fine & Country
Tel: +44 (0)1580 715000
cranbrooksales@fineandcountry.com
11 High Street, Cranbrook, Kent TN17 3EB

