



Walmer Castle Road, Walmer, Deal







10 Walmer Castle Road

Walmer, Deal
Kent, CT14 7NG

7 miles Dover
19 miles Canterbury

15 miles Folkestone
29 miles Ashford

Description

Ground Floor

- Hallway
- Kitchen/
Breakfast Room
15'1 x 13'10
(4.60m x 4.22m)
- Sitting Room
12'4 x 11'4
(3.76m x 3.45m)
- Dining Area
18'5 x 7'1
(5.61m x 2.16m)
- Snug
10'11 x 10'2
(3.33m x 3.10m)

First Floor

- Landing
- Drawing Room
16'7 x 11'3
(5.05m x 3.43m)
- Dining Room
12'6 x 12'0
(3.81m x 3.66m)
- Bedroom
12'8 x 12'0
(3.86m x 3.66m)
- Bedroom
13'5 x 11'5
(4.09m x 3.48m)

- Bathroom

- W.C

Second Floor

- Landing
- Bedroom
14'1 x 12'6
(4.29m x 3.81m)
- Bedroom
10'0 x 9'2
(3.05m x 2.79m)

Annexe

- Sitting Room
14'0 x 12'7
(4.27m x 3.84m)
- Bedroom
11'1 x 8'1
(3.38m x 2.46m)
- Kitchen Area
11'0 x 10'2 max
(3.35m x 3.10m max)
- Utility
- Shower Room

External

- Driveway
- Rear Garden





Property

Seymour House dates from the mid-18th century, the house was altered in Victorian times with the addition of the front bay window. Located a short distance from Walmer's seafront, Seymour House has spacious and characterful accommodation. Styled with flair and imagination, the house offers many living options. Elegant steps lead up to the front into a welcoming reception hall. To the right is the kitchen/breakfast room, a wonderful room that is full of character. Old pine cupboards and a central island are framed against a backdrop of natural brick walls with reclaimed wooden shelves. There is ample space for a table and chairs for informal dining. A central fireplace has walkways to each side leading to a bright sitting room; a dining area beyond has lovely views over the garden. Double doors lead out to the terrace. There is access through to a cosy snug and to the stairs to the lower ground floor.

Upstairs are the two principal reception rooms. The light drawing room has a lovely oriel window facing south. Next door is the dining room – the perfect place for long dinner parties with friends or family celebrations. Also on this floor are the two main bedrooms, the family bathroom and a cloakroom. Stairs rise to the top floor where there are two further good sized bedrooms.

The lower ground floor provides a self-contained living space, benefitting from a comfortable sitting room and a compact kitchen with traditional tiled flooring and an integrated oven/hob. There are also a utility room, a double bedroom and a shower room. This is the perfect extra guest space.



There is a 60 ft driveway to one side offering ample parking. The 120 ft rear garden has a paved seating area and a wide landscaped pathway lined with tall, contemporary pergolas. From here pathways meander past profusely stocked beds. At the end is a wildlife garden. There is also two sheds.

Stations in Walmer and Deal provide High Speed train services to London St Pancras and Ashford International.

Location

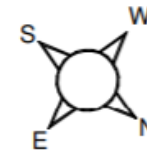
Walmer is a fantastic coastal town with a superb range of amenities. The property is close to the beautiful pebble beachfront with coastal walks to Kingsdown cliffs and Sandwich Bay. Walmer Castle and its award-winning gardens are also nearby. There are several well regarded state and independent schools in the area.

Neighbouring Deal, with its Tudor castle and former winner of the Daily Telegraph's "High Street of the Year" award, offers an array of shops, educational and leisure facilities. Golf courses nearby include the historic Royal St George's Golf Club in Sandwich.

Stations in Walmer and Deal provide High Speed train services to London St Pancras and Ashford International, with local connections to Charing Cross, Margate, Ramsgate, Sandwich and Canterbury. There is good access to the Continent.




Main House internal area 1,956 sq ft (182 sq m)
Annexe internal area 563 sq ft (52 sq m)



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The position & size of doors, windows, appliances and other features are approximate only.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: www.milesandbarr.co.uk/referral-fee-disclosure

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