



# Liverpool Lawn

Ramsgate | CT11 9HJ



This stylish Grade II listed home is situated on Liverpool Lawn, a Georgian crescent in Ramsgate's most sought after area. Built in 1828, the house is set over four floors and has been well maintained and improved by the current owners. The interior of the property has been designed by the multi-award winning Zachary Pulman Design Studio adding bespoke, high spec fixtures and fittings throughout.

The ground floor is a large through room kitchen/diner with custom made units, Carrara marble worktops, integrated appliances including a pantry cupboard. Solid oak shelves and targeted lighting enhance the look. Also on this floor is a guest cloakroom and fitted utility room.

The lower ground floor is a vast open-plan bedroom with separate dressing room leading to a marble bathroom with underfloor heating. This floor could easily adapt to provide two separate bedrooms. There is access to the rear garden and a separate entrance to the front.

The first floor is currently a bright reception room and study with large windows, folding internal doors, bespoke storage and custom-made concrete media shelf.

On the second floor the large bedroom has bespoke, shadow gap wardrobes with varied length hanging, shoe racks, drawers and door operated lighting. Also on this floor, a huge family sized bathroom.

Leading off the kitchen is a south facing, professionally landscaped garden, with fitted irrigation system, masses of seating areas, and a small bespoke shed. Lighting, electrical port and mains water facility are fitted.

Liverpool Lawn is on the West Cliff, hidden away but within a few yards of the UK's only Royal Harbour. Beaches, shops, and highly rated restaurants are within a very short walk. The award-winning seaside town of Ramsgate is popular with commuters and families. This location has incredible advantages including proximity to high-speed rail links to St Pancras. Schools are excellent and the area is known particularly for its grammar schools.



**£625,000**





- Grade II Listed Building
- Interior Designed by Award Winning Zachary Pulman
- Modern and Elegant Décor with Bespoke Fixtures and Fittings
- Spacious Rooms
- Engineered Oak Flooring in Reception Rooms
- Pure Wool Carpeting in Bedrooms
- Carrara Marble Features Throughout
- Useable Cellar
- South Facing Rear Garden
- Close To Train Station



## Kitchen / Diner

21'5" x 10'1" (6.55 x 3.08)

## Utility Room

3'11" x 3'3" (1.2 x 1.00)

## WC

5'5" x 2'1" (1.66 x 0.65)

## Main Bedroom

12'8" x 16'9" (3.88 x 5.11)

## Bathroom

9'7" x 10'4" (2.94 x 3.16)

## Lounge

12'8" x 15'6" (3.88 x 4.74)

## Bedroom 3

9'7" x 10'5" (2.94 x 3.18)

## Bedroom 2

22'8" x 15'8" (6.92 x 4.79)

## Dressing Room

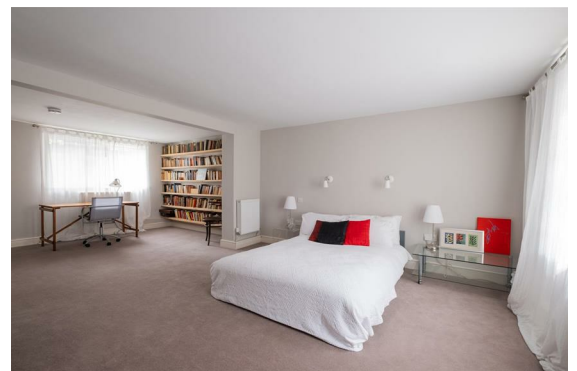
7'4" x 6'5" (2.25 x 1.96)

## En-Suite

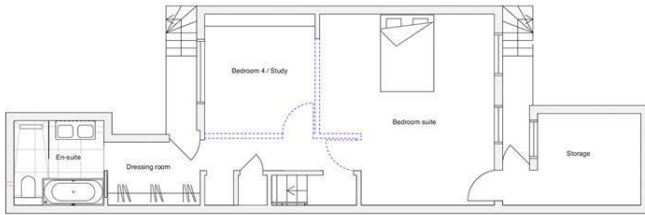
7'3" x 6'5" (2.22 x 1.96)

## Cellar

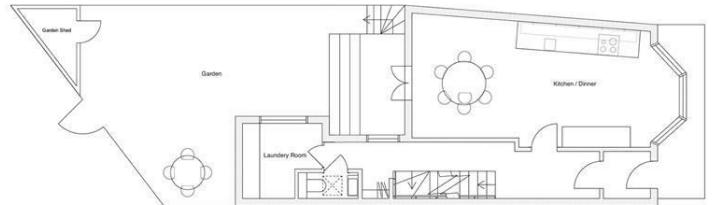
7'1" x 4'1" (2.18 x 1.27)



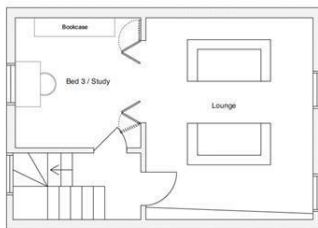
# Liverpool Lawn, Ramsgate



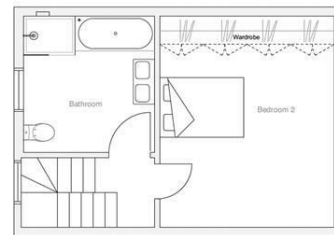
Lower Ground Floor



Ground Floor



First Floor



Second Floor



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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

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