





WALTERS HALL, 47 MONKTON STREET, MONKTON, RAMSGATE, KENT, CT12 4JF

£1,000,000

- Stunning Grade II listed five-bedroom home, dating back to the mid-1600s
 - Sympathetically restored, blending historic charm with modern luxury
- Features include beamed walls, Inglenook fireplaces, oak flooring, latch doors, and bespoke staircase
 - Magnificent open-plan sitting and dining room, wood-burning fireplaces, bar/snug, contemporary kitchen and utility room
- Four first-floor bedrooms, including a stunning principal suite, additional en-suite bedroom, family bathroom; second-floor beamed bedroom with en-suite and useful attic room
- Plot of around 1/3 of an Acre with gated shingle driveway, detached garage, landscaped front and rear gardens with patio, lawned area, shingled play area and side patio
 - Picturesque village of Monkton renowned for rural charm and vibrant community life
 - Central to village, Monkton Church of England Primary School, a highly-regarded institution with around 100 pupils, rated "Good" by Ofsted in 2024, just 6 minutes away on foot
- Excellent connectivity: Thanet Parkway station, an 11-minute drive, offers direct trains to London St Pancras in approximately 70 minutes, ideal for commuters
 - Conveniently located within short drives to coastal towns: 10 minutes to Birchington-on-Sea, 18 minutes to Margate, both offering beautiful beaches, shops, and dining options









ABOUT THIS HOME

Walters Hall Farm House is a stunning detached Grade II listed five-bedroom home, believed to date back in parts to the mid-1600s. Sympathetically restored to blend historic charm with modern luxury, the property features beamed walls and ceilings, Inglenook fireplaces, oak flooring, latch doors, and a bespoke staircase. The contemporary kitchen boasts Quartz worktops. The ground floor offers a magnificent open-plan sitting and dining room with wood-burning fireplaces at each end, a bar/snug with a fitted brick and granite bar, and a utility room on the lower ground floor. The bespoke staircase leads to four first-floor bedrooms, including a stunning principal bedroom with a walk-through wardrobe and a spa-like en-suite, and an additional en-suite bedroom plus a family bathroom. The second floor has another beamed bedroom with an en-suite, perfect for guests, and a useful attic room. Outside, a gated shingle driveway provides ample parking and leads to a detached garage. The front garden is mainly lawn with perimeter trees for privacy, while the rear garden is also well screened and features a large patio area for entertaining, an extensive lawned area, a shingled play area, and a side patio offering sun or shade all day.





OWNERS COMMENTS

'We fell in love with Walters Hall Farmhouse as soon as we walked through the door. The property is perfect for our family of five with it being spread over four floors and the bonus is four of the bedrooms have their own bathrooms. We adore the spacious gardens which offer complete privacy it's a great space to entertaining friends and family. Monkton village has a superb primary school which our children attend, due to us wanting to be closer to our family we have made the tough decision to sell the property, if we could pick the property up and take it with us we would'



Walters Hall Farmhouse



Approx. Gross Internal Floor Area 3528 sq. ft / 327.88 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

ABOUT THE AREA

Monkton is a picturesque village, renowned for its rural charm and vibrant community life. Central to the village, and just 6 minutes away by foot is the Monkton Church of England Primary School, a small yet highly-regarded institution with around 100 pupils, recently rated "Good" by Ofsted in 2024.

The village's connectivity is a notable advantage. Thanet Parkway station, just an 11-minute drive away, offers direct trains to London St Pancras in approximately 70 minutes, making it an ideal location for commuters seeking a tranquil retreat without sacrificing accessibility. Additionally, Monkton is conveniently located within a short drive to several coastal towns: a 10-minute drive to Birchington-on-Sea and an 18-minute drive to Margate, both offering beautiful beaches, shops, and dining options.

Monkton's scenic surroundings are complemented by its local amenities, including the Monkton Nature Reserve, a 16-acre site featuring diverse wildlife habitats, a pond, and the Thanet Astronomical Observatory. The reserve provides a perfect spot for nature enthusiasts and families alike. The village also boasts a great place to eat and drink in the Olive Tree at The White Stag which is within stumbling distance of the home!

If you desire the perfect blend of coastal and countryside living with the convenience of a swift commute to London, this quiet village might be the ideal choice for you.





ABOUT US

Rafferty & Pickard sell extraordinary homes throughout the South East.

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