







## CREVECOUER HOUSE DOVER ROAD, WESTCLIFFE, DOVER, KENT, CT15 6EW

OFFERS IN EXCESS OF £1,350,000 - £1,500,000

- Unique barn conversion on just under 0.5 Acres (tbv) on the historic Walleets Court grounds
- Statement making oversized Accoya door into a light filled entrance hall with a curved brick bar, seating area, underfloor heating, and arched windows.
- Unbelievable sociable open-plan living space with LED lighting, Sonos sound, and a double-sided fireplace.
- Smallbone kitchen-breakfast area with quartz worktops, Siemens steam ovens, and an adjacent utility area.
- Two ground floor double bedrooms with en-suites, a cloakroom, and a boot room.
- Stunning first floor principal bedroom with vaulted ceiling, dressing area, and gorgeous en-suite bathroom.
- Two further generously proportioned first floor bedrooms with en-suites, one with a mezzanine floor.
- Ideal party house with a large entertaining area including a bar, cinema screen, rustic kitchen, rum shack, outside toilet/relaxation room, extensive pergola-covered deck and fire pit.
- Property includes a large lawned area, mini woodland, chicken coop, ample parking to the front, and incredible views from the rear of the garden
- 10 Minutes (4 miles) drive to Dover Priory station with high-speed trains to London St Pancras in 1 hour 6 minutes and around 5 minutes by car to St Margaret's Bay















## ABOUT THIS HOME

Situated on the historic Walleys Court grounds, this unique barn conversion boasts instant curb appeal with wide steps leading to an oversized Accoya entrance door and full-height windows. The entrance hall features a curved brick bar, seating area, underfloor heating, and arched windows overlooking the stunning open-plan living space. The open-plan living space boasts Kardean flooring, colour-changing LED lighting, Sonos surround sound, a spacious sitting/games area with a feature brick wall and a double sided fireplace giving a degree of separation between the sitting and dining areas, but the open plan nature would make this an ideal space for sociable owners.

The Smallbone kitchen has white gloss units, quartz worktops, Siemens steam ovens, integrated fridge freezers, a wine fridge, and an induction hob with an electric chargrill. The adjacent utility area provides laundry facilities and garden access.

The ground floor has two double bedrooms with en-suite showers, a cloakroom, and a boot room. One bedroom is ideal for elderly family members or adult children with its independent external door. The other would make a great office or play room.

Upstairs, the principal bedroom is a show stopper with a seating area, beamed and vaulted ceiling, dressing area, and en-suite bathroom featuring a clawfoot bath and walk-in shower. There are two more double bedrooms, each with en-suite facilities with one having a mezzanine floor making a great child's hideaway. The property sits on a plot of just under half an acre (tbv). The highlight is the entertaining space at the garden's end. The "Viking Arms" bar has a seating area, cinema screen, rustic kitchen, and huge terrace with countryside views. There's also a pergola-covered deck with a fire pit, a toilet building, and a 'rum shack' with a drop-down hatch. There is also an extensive lawn, chicken coop, basement plant room and parking for numerous vehicles to the front.

















**Approx. Gross Internal Floor Area 4120 sq. ft / 382.95 sq. m (Including Outbuilding )**

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

Produced by Elements Property



## ABOUT THE AREA

Crevecoeur House is nestled in the picturesque hamlet of Westcliffe, St Margaret's at Cliffe, within the Kent Downs Area of Outstanding Natural Beauty. Just a 5-minute drive from St Margaret's Bay, the property offers access to a stunning shingle beach and the charming Coastguard Pub and Restaurant, the closest UK pub to France. Walkers and cyclists can explore scenic routes along the Saxon Shore Way and White Cliffs Country Trail, both offering breathtaking cliff-top views.

For commuters, the property is ideally situated with Dover Priory station a 10-minute drive away and Martin Mill station just 5 minutes away, both providing high-speed train services to London St Pancras in around an hour. The trendy seaside town of Deal is only 5 miles away, and Dover, with its convenient ferry port access to the continent, is just 4 miles away.

Families will appreciate the proximity to excellent schools, including the Outstanding-rated St Margaret's at Cliffe Primary School, a short 3-minute drive away. Nearby Dover offers additional educational options with an Outstanding girls' grammar school, a Good boys' grammar school, and the renowned Dover College, catering to children aged 3-18 years.









# ABOUT US

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## CONTACT US

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