



GUILDCREST ESTATES



62 Monkton Street, Monkton, Ramsgate CT12 4JF



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Ramsgate CT12 4JF

Offers in excess of £400,000

Nestled in the popular village of Monkton, Ramsgate, this delightful detached Grade II listed period cottage on Monkton Street offers a unique blend of character and comfort. With its distinctive thatched roof which was re-thatched on one side in summer 2024, this property exudes a warm and inviting atmosphere, making it an ideal home for those seeking a touch of history and charm.

Inside, the cottage boasts two spacious reception rooms, including a cosy lounge and a dining room. The lounge has period feature fireplaces and beams, the dining room has a beautiful inglenook fireplace and both rooms are adorned with an array of period features that enhance its character.

The property comprises two generously sized double bedrooms, one of them the owner advises us there is planning agreed for a WC. Downstairs the well-appointed bathroom adds to the convenience of this lovely home.

Outside you will find beautiful grounds, the front garden has a number of useful herbs plus roses and a gate that leads to the formal garden which is set within an impressive plot of approximately one-third of an acre. There is a large wildlife area with an area for a pond, it also offers ample off-road parking for several vehicles, a rare find in such a desirable





location. The expansive outdoor space provides endless possibilities for gardening, plenty of space for an outbuilding, outdoor activities, or simply enjoying the tranquillity of village life.

Monkton is a highly sought-after village, known for its friendly community and picturesque surroundings. With local amenities and beautiful countryside nearby, this property is perfectly positioned for those who appreciate the charm of village living while still being within easy reach of Ramsgate and its coastal attractions.

This cottage is a true gem, offering a unique opportunity to own a piece of history in a popular village setting.

Council tax band B

Freehold

Mains water, sewer, electricity, gas heating

Fixed wireless broadband





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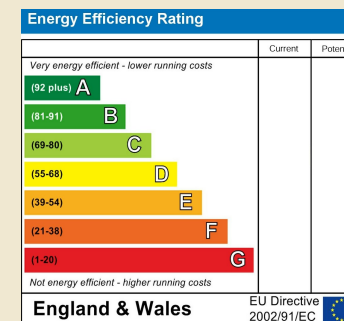
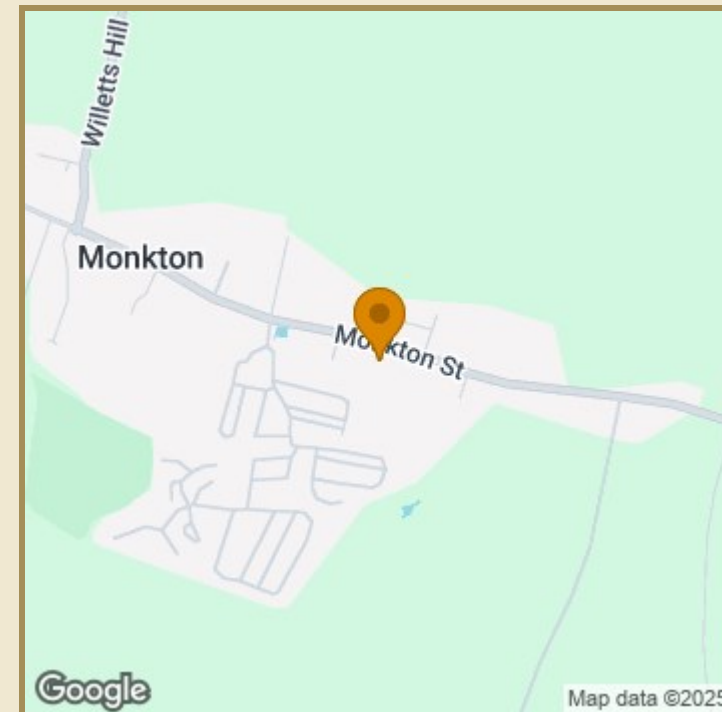
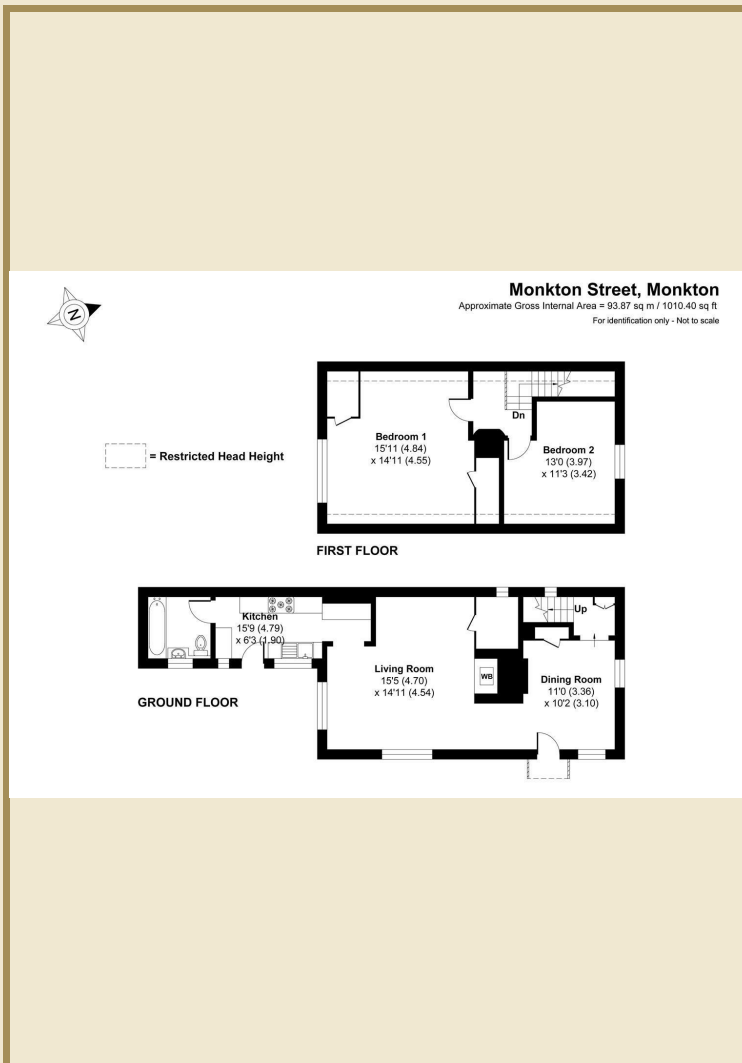
Key Features

- Characterful detached Grade II listed period cottage
- 2 double bedrooms
- Lots of period features
- Recently installed bathroom
- Planning agreed for upstairs WC
- Approx 1/3 Acre plot
- Parking for several vehicles
- Council Tax band B

Important Information

Freehold
House - Detached
1010.00 sq ft
Council Tax Band B
EPC Rating

£400,000



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