



**The Cottage, North Foreland Road, CT10 3NJ**  
**Offers In The Region Of £1,250,000**









Set on a generous plot in a sought-after semi-rural setting, this unique red-brick residence offers the perfect blend of character, space, and tranquility. With its classic pitched roofs, symmetrical chimneys, and mature gardens, this home is as picturesque as it is practical - ideal for growing families, hobbyists, or anyone seeking a slower pace of life within easy reach of amenities.

The main residence exudes warmth and character, with original features including exposed ceiling beams, a brick fireplace, and traditional timber finishes. A spacious entrance hallway leads to the generous sitting room and a second lounge - both ideal for entertaining or quiet relaxation. The farmhouse-style kitchen is well-equipped, offering ample room for dining and family life.

Upstairs, four well-proportioned bedrooms (including a 20ft main bedroom) are served by a family bathroom and additional shower room, with plenty of built-in storage and natural light throughout.

The ground floor also offers a remarkable 35ft x 23ft dance studio - perfect as a professional workspace, home gym, studio, or entertainment space - with direct access to the garden and double garage.

The annex, with its own private entrance, includes a lounge, kitchen, double bedroom, and bathroom - offering excellent guest, rental, or family accommodation.

Outside, the mature gardens wrap around the property and include a large patio, manicured lawns, and mature trees and hedging for privacy. A long driveway leads to ample parking for multiple vehicles and leads to a generous detached double garage.

North Foreland is one of the most prestigious and sought-after locations on the Kent coast, offering a private estate feel with secure access and a strong sense of community. Just moments from the beach and Broadstairs town centre, it combines coastal living with convenience.

Call TMS and book your viewing for your new home today. We're available 7 days a week.



## Offers In The Region Of £1,250,000

|              |                               |
|--------------|-------------------------------|
| Lounge       | 26'8" x 25'0" (8.14 x 7.63)   |
| Sitting Room | 26'8" x 18'0" (8.14 x 5.49)   |
| Boiler Room  | 9'2" x 6'1" (2.81 x 1.86)     |
| Dance Studio | 35'7" x 23'4" (10.87 x 7.13)  |
| Garage       | 26'8" x 19'8" (8.14 x 6.0)    |
| Office       | 7'4" x 7'1" (2.26 x 2.18 )    |
| Kitchen      | 16'10" x 15'10" (5.14 x 4.85) |
| W.C          | 2'7" x 5'4" (0.80 x 1.63)     |

### FIRST FLOOR

|               |                             |
|---------------|-----------------------------|
| Main Bedroom  | 20'3" x 10'0" (6.19 x 3.06) |
| Bedroom Two   | 14'7" x 12'2" (4.47 x 3.71) |
| Bedroom Three | 14'2" x 9'9" (4.33 x 2.99)  |
| Bedroom Four  | 13'2" x 8'3" (4.02 x 2.53)  |

### ANNEX

|               |                              |
|---------------|------------------------------|
| Lounge        | 15'5" x 10'11" (4.72 x 3.33) |
| Kitchen       | 10'11" x 7'5" (3.35 x 2.27)  |
| Annex Bedroom | 12'2" x 10'11" (3.73 x 3.33) |
| Bathroom      | 7'5" x 6'9" (2.27 x 2.07)    |
| W.C           | 2'11" x 6'1" (0.9 x 1.86)    |

### Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by TMS Estate Agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £50 plus. VAT or £60 inc. VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

### Agent Note

Please note that the annexe is currently held under a separate title deed. The process of merging the annexe and the main dwelling onto a single title is underway. Buyers are advised to speak with their legal representative to confirm the current status and implications of this process.





- DETACHED HOUSE
- SEPARATE ANNEXE
- GATED DRIVEWAY
- EXPANSIVE GARDEN
- A MUST VIEW
- INCREDIBLE POTENTIAL
- SOUGHT AFTER LOCATION
- STUNNING CLIFF TOP WALKS NEARBY
- CLOSE TO NORTH FORELAND GOLF CLUB
- BROADSTAIRS HIGH STREET JUST OVER A MILE AWAY

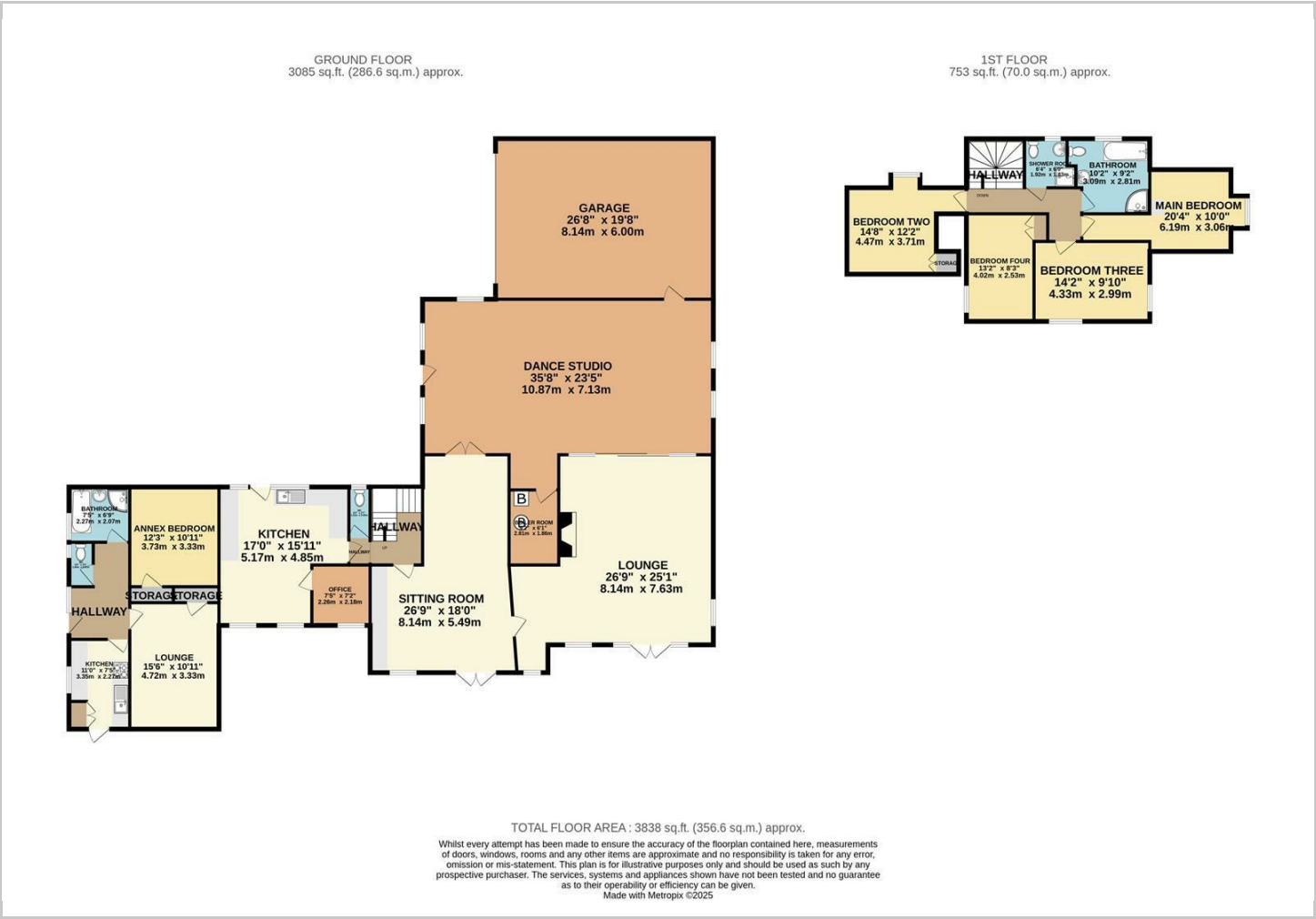




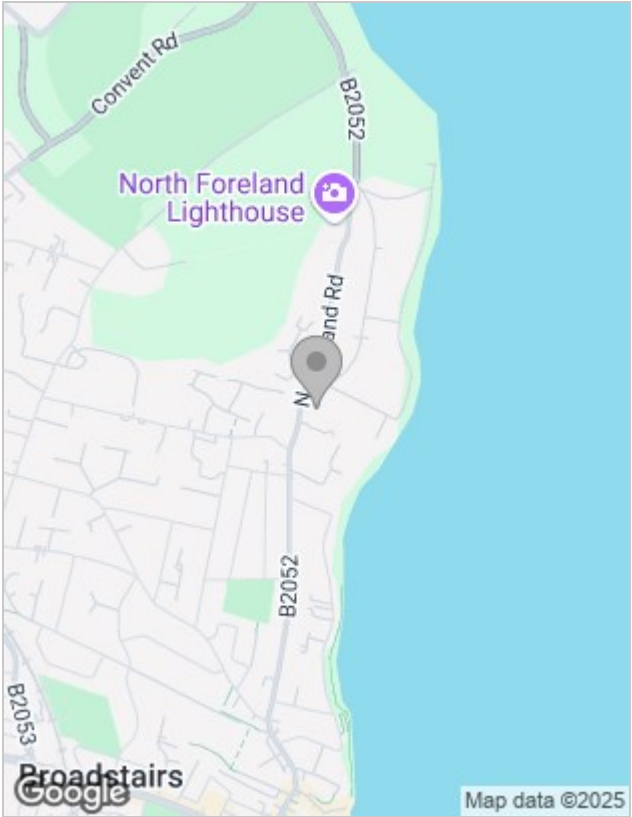




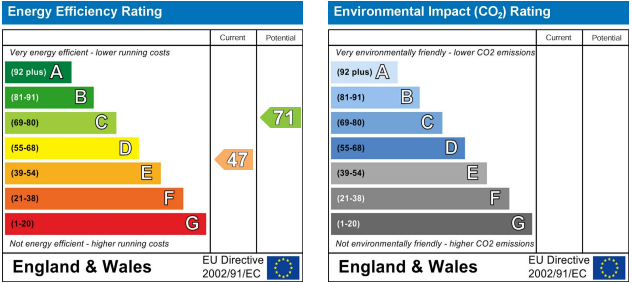
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our TMS ESTATE AGENTS Office on 01843 866055 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.