



# EQUUS

*Country & Equestrian*



COURTLANDS



## COURTLANDS, Flete Road, Margate, Kent CT9 4LL

Country, Equestrian & Coastal - A detached 4 bedroom country cottage standing in 1.7 acres of gardens and pastureland (\*TBV) and surrounded by picturesque rolling countryside enjoying a tranquil setting and also the benefit of being just 2 miles away from the sandy beaches at Margate and Westbrook Bay.

For those with equestrian interests the property comes with two level post and railed paddocks and two concrete stable blocks including five loose boxes and a tack room with adjoining large concrete courtyard and parking area suitable for a number of vehicles/horsebox. N.B. There is space within the paddocks to add a riding arena (subject to permissions)

While the house itself requires some updating, it provides an excellent blank canvas for the incoming buyer to add their own interior design interests while at the same time enjoying the benefits of country living near to the coast. The current accommodation comprises: Ground Floor - Entrance hall, two reception rooms, kitchen, study, double bedroom, bathroom, and conservatory that overlooks the garden and paddocks. There is also a basement cellar. On the first floor there are three double bedrooms, each with countryside views, and a shower room with a sauna and WC.

The property is approached from a lane via a side entrance drive leading into the courtyard parking area with double garage with electric roller shutter. A large garden, mainly laid to lawn, is set to one side of the cottage enjoying much seclusion and overlooking far reaching open views of the paddocks and farmland beyond.

### SITUATION & AREA AWARENESS

The property is situated down a quiet country lane with very little passing

traffic and a short distance from Margate and Westwood Cross shopping centre, offering a convenient location with excellent local amenities. The property is also near the Queen Elizabeth The Queen Mother (QEQM) Hospital, making it convenient for healthcare needs.

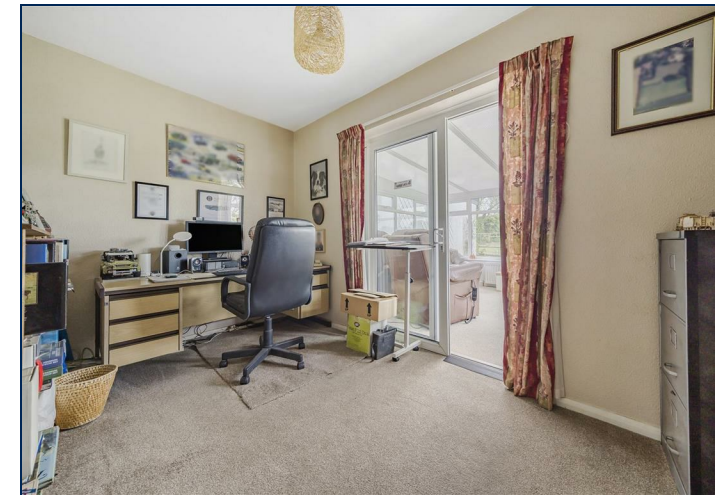
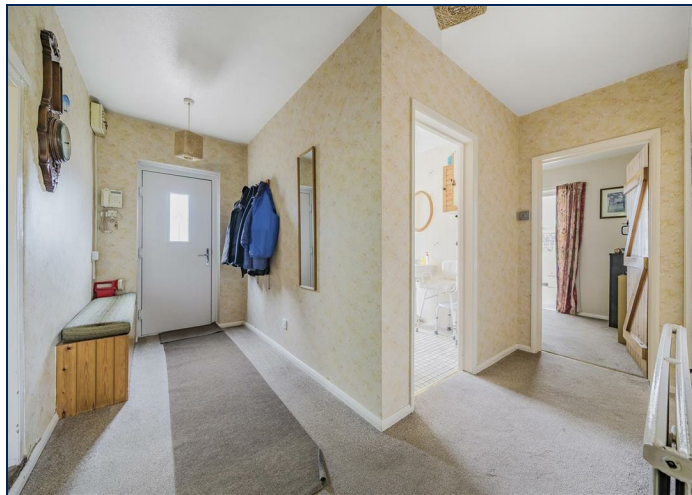
Central Margate is easily accessible by a short drive and offers a range of attractions. The Turner Contemporary art gallery is a world-class gallery that showcases contemporary art exhibitions. The 'Old Town' area of Margate features a vibrant piazza, as well as a variety of restaurants, cafes, and a reinvigorated harbor, providing a charming atmosphere. Margate itself is a fantastic seaside town, encompassing the surrounding areas of Cliftonville, Garlinge, Palm Bay, and Westbrook. The town exudes an energetic atmosphere and offers a range of attractions. In addition to the Turner Contemporary art gallery and the revitalized Dreamland pleasure park, Margate boasts stunning sandy beaches and sparkling bays, providing ample opportunities for relaxation and leisure activities.

Another nearby destination is Ramsgate, which is increasingly becoming a popular choice for visitors. It is notable for its Royal Harbour, the only one in the country, and its impressive Georgian architecture. The extensive marina is surrounded by numerous restaurants and bars, offering a great dining and entertainment experience.

Both Margate and Ramsgate have railway stations that provide high-speed rail links to Kings Cross St. Pancras, allowing for easy access to London. In addition, there are good road connections to London via the A299 Thanet Way and the M2 Motorway.

### LAND & GROUNDS

A level area of pastureland is set to the rear of the property divided into two paddocks with hedge and post and rail boundaries. N.B. There is space within the paddocks to add a riding arena (subject to permissions). The whole including the cottage, gardens and paddocks extends to 1.7





acres (\*TBV). The acreage and or land shown / stated on any map and or screen print for the property is \*TBV – (To Be Verified), which means that the land has not been formally measured and or verified by Equus and or its sellers/clients. A Title Plan from Land Registry will have been acquired, where available, showing the boundary and acreage. Otherwise, an online measuring tool will have been used to 'check' the acreage against the Land Registry Title where possible. Interested applicants /buyers are advised that if they have any doubts as to the plot size and wish to have verification of the titles and exact area of the entire plot/s, they will be required to make their own arrangements, at their own cost, by appointing the services of a Solicitor acting on their behalf and an accredited /qualified company who can measure the area for a compliant Land Registry Title.

#### **MATERIAL INFORMATION & SERVICES**

TENURE: Freehold PROPERTY TYPE: Detached CONSTRUCTION: Brick  
 NUMBER & TYPE OF ROOMS: 4 beds 3 recs. See attached floor plans.  
 PARKING: Multiple parking on the court y for cars, trailers, horseboxes.  
 TITLE NUMBER/S: K172252  
 FLOOD RISK: Zone 1  
 TAX BAND: E LOCAL AUTHORITY: Thanet District Council  
 MAIN HOUSE EPC RATING: G18/D60 Certificate numbe0370-2374-8230-2597-0881  
 SERVICES: Cess Pit, Mains electricity. Mains water with water meter. Calor Gas central heating.  
 MOBILE & INTERNET CONNECTIONS: see useful websites.  
 OUTBUILDINGS & STABLES : Mains electric, water.

#### **HELPFUL WEBSITES**

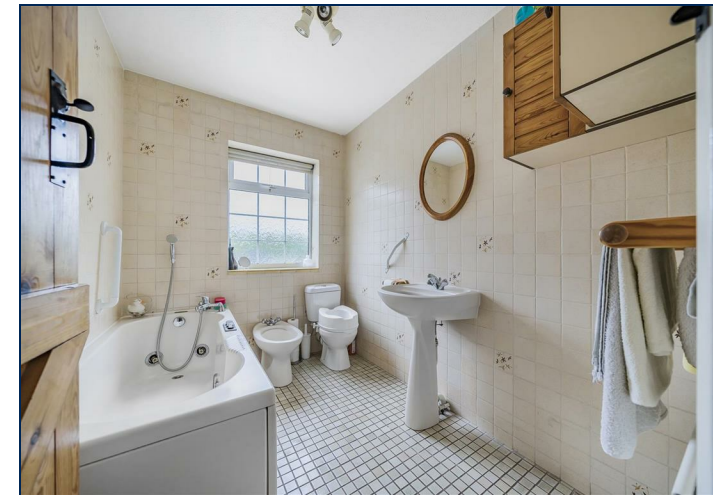
We recommend that you visit the local authority website pertaining to the property you are interested in buying for all the planning consents/restrictions/history//phone coverage for more helpful

information about the property and surrounding local area before proceeding in a purchase visit |[www.goodschoolsguide.co.uk](http://www.goodschoolsguide.co.uk) | [www.homecheck.co.uk](http://www.homecheck.co.uk) | [www.floodrisk.co.uk](http://www.floodrisk.co.uk) | [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk) | [www.landregistry.gov.uk](http://www.landregistry.gov.uk) | [www.homeoffice.gov.uk](http://www.homeoffice.gov.uk) | [www.ukradon.org](http://www.ukradon.org) | <https://checker.ofcom.org.uk/en-gb/mobile-coverage> | [www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/broadband-speeds/broadband-basics](http://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/broadband-speeds/broadband-basics)

#### **VIEWINGS**

All Viewings are strictly by Appointment with the Vendors' Agent Equus Country & Equestrian, South East/South West  
 T: 01227 706009 E: [celiaransley@equusproperty.co.uk](mailto:celiaransley@equusproperty.co.uk) W: [www.equusproperty.co.uk](http://www.equusproperty.co.uk)  
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**Guide price £850,000**

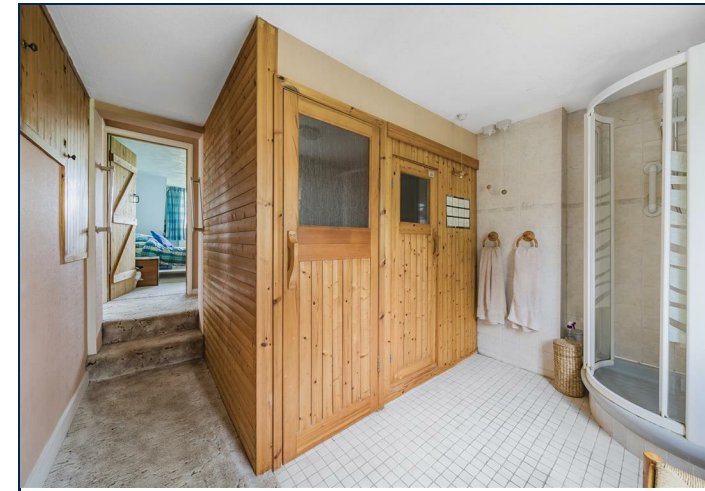




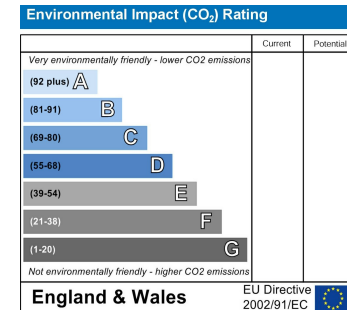
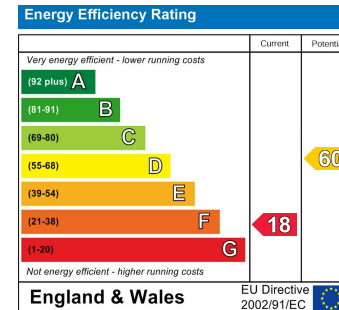
Main House = 1789 sq ft / 166.2 sq m  
 Limited Use Area(s) = 19 sq ft / 1.8 sq m  
 Double Garage = 302 sq ft / 28 sq m  
 Outbuildings = 1021 sq ft / 94.8 sq m  
 Total = 3131 sq ft / 290.9 sq m  
 For identification only - Not to scale



Denotes restricted head height



**Certified Property Measurer**  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Equus Property. REF: 1120256



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