



Cherry Tree Cottage

Shuart Lane | St Nicholas At Wade | Birchington | Kent | CT7 0NG

FINE & COUNTRY



Step inside

Cherry Tree Cottage

Location is always considered to be the key to any property and the opportunity to live on the edge of a charming village along a quiet cul-de-sac surrounded by farmland has long been the desire of many people. If you add a 'chocolate box' cottage with a thatched roof, original chimneystacks and multi-pane casement windows on the outside and beautiful internal features including exposed beams and an inglenook fireplace from a bygone era into the mix, you have the opportunity to acquire something really special. Not only is the Grade II Listed Cherry Tree Cottage offering all these attributes it also includes a detached barn covered with traditional Kent cladding that has been sensitively converted into a charming two bedroom annexe or holiday let.

The cottage was originally built in the 1600s with later additions and is approached via a driveway for two cars and steps down to the front door that opens into the entrance hall with limestone flooring and underfloor heating that flows through much of the ground floor. In front of you is a charming study with a log burning stove and an open arch to the wonderful sitting room. Here you can revel in the magnificent inglenook fireplace with a Bressummer beam and a recently installed wood burner as well as exposed beams, a staircase to the first bedroom and a stable door to the garden. On the other side of the house is the sympathetically modernised kitchen/breakfast room with bespoke units and solid oak worktops housing a variety of appliances, a range cooker, butlers sink and a large central island/breakfast bar. It is open plan to the gorgeous extension dining area that has solid pine double glazed windows on three sides and French doors to a terrace and is where the family spend much of their time, particularly in the summer. There is also a very useful cloaks area with exposed beams that continue into the delightful contemporary shower room with a large walk-in shower and modern sanitaryware.

The impressive dual aspect first bedroom has a vaulted and beamed ceiling as well as fitted cupboards, while the other bedroom is accessed directly from a separate staircase.

Steps from the 'sunken' terrace lead up to a gravel frontage and the barn with its stable door entrance that opens directly into the attractive lounge with a fitted kitchen area. There is also a contemporary shower room and two double bedrooms as well as a boiler cupboard. The barn has its own gas and electric supply so is ideal as a holiday let or for adult family members. A spacious summerhouse with a pine clad interior and a decked terrace overlooking farmland is just the place to relax with friends and family while revelling in the rural views. It is adjacent to a large pergola covered alfresco dining area with wonderful wisteria trailing around it as well as a bespoke pergola that covers the impressive Villeroy and Boch massaging hot tub.

There is a garden shed, charming pathways and a covered walkway beside the summerhouse as well as a small 'secret' garden area with a seat where you can hide away with a book on a warm summer's day. You can also enjoy the large, south facing rear garden that includes a lovely wildlife pond surrounded by mature shrubs and trees, a lawn and a seating area around an ancient tree. An adjacent gravel drive is currently rented on a three year lease and is where you can park at least three or four cars.



Seller Insight

“ We have thoroughly enjoyed living in this gorgeous property for the past few years. However we now feel it is time to downsize and start a new chapter in our lives. It is very quiet, peaceful and, being a cul-de-sac, is also safe for children and pets.

St Nicholas at Wade is a friendly village with a delightful community atmosphere and surrounded by the rolling Kent countryside yet is only moments from the road into Canterbury and the Thanet Way for access to London. There is a good primary school and you can enjoy a pleasant meal and a drink at one of the two local pubs without having to worry about driving home. The 13th century church is a delight and immediate necessities are available in the village shop and post office. The village hall hosts weekly events including keep fit and art groups while cricket and football are played on the Bell Meadow recreation ground and you can even learn to dance at the Thanet Stage School.

There is a regular bus service between Canterbury and the Thanet towns and we are only a short distance from the historic village of Minster with its main line station and three miles from Birchington with its shops, station, secondary schools and beaches as well as Quex Park with its museum, retail outlets, play areas, farm shop and restaurant. Birchington can also offer bowls, tennis and water skiing and there is the sailing club and other watersports such as wind surfing in nearby Minnis Bay, not to mention the Westgate and Birchington Golf Club for golfing enthusiasts. If you enjoy walking there are a number of excellent places for a bracing walk with the dog and for cyclists you can revel in a trip to Reculver along the Viking Coastal Trail.

You will also find a very good and inexpensive cinema in Westgate, theatres in Margate, Ramsgate and Broadstairs and if you want to go further afield Westwood Cross includes a large shopping centre with a variety of high street stores, a retail park and the Vue cinema complex as well as a casino and numerous restaurants.

History: It is believed that Cherry Tree Cottage was originally a pair of farm worker's cottages but was converted and extended over the years. Its most illustrious owner was Molly Bernhard-Smith who was a well-known artist and established the Twenty One gallery at the Adelphi in London for up and coming artists to display their work.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







Travel Information

By Road	
Birchington Station	3.2 miles
Dover Docks	22.6 miles
Canterbury	13.0 miles
Channel Tunnel	24.6 miles
Ashford	29.9 miles
Gatwick Airport	75.2 miles
Charing Cross	70.6 miles

By Train from Birchington	
High-Speed St. Pancras	1hr 32 mins
High Speed Ashford International	1hr 07 mins
London Charing Cross	1hr 59 mins
London Victoria	1hr 39 mins

Leisure Clubs & Facilities

Westgate and Birchington Golf Club	01843 831115
Birchington Bowls Club	01843 841086
Minnis Bay Sailing Club	01843 841588

Healthcare

Dr Crosfield and Partners	01843 821333
Birchington Medical Centre	01843 848818
Westgate Practice	01843 831335
QEQM Hospital, Margate	01843 225544

Education

Primary Schools:

St Nicholas at Wade Primary	01843 847253
Birchington Primary	01843 841046
Chartfield School	01843 831716
Wellesley Hadden Dene	01843 862991
St. Lawrence Junior	01843 587666
Kings Junior	01227 714000

Secondary Schools:

King Ethelbert School	01843 831999
Ursuline College	01843 834431
Dane Park, Grammar, Broadstairs	01843 864941
St. Lawrence College (Senior)	01843 587666
King's School, Canterbury	01227 595501
St Edmunds	01227 475600
Kent College	01227 763231

Entertainment

The Sun	01843 841233
The Bell Inn	01843 847250
Powell Arms	01843 842777
Carlton Cinema	01843 832019
Vue Cinema Complex and Casino	01843 579999
Theatre Royal, Margate	01843 293397
The Smugglers Restaurant	01843 841185
The Sands Hotel, Margate	01843 228228

Local Attractions/Landmarks

Quex Park and Museum	01843 842168
Jungle Jims	01843 846305
Quex Activity Centre	01843 866023
Dreamland Amusement Park	01843 295887
Turner Contemporary Gallery, Margate	01843 233000
Shell Grotto, Margate	01843 220008
Spitfire and Hurricane Memorial Museum	01843 821940
Hornby Visitor Centre, Westwood	01843 233524
Dickens House Museum, Broadstairs	01843 863453
Westwood Cross Shopping Centre	



GROUND FLOOR

- Entrance Hall
- Cloaks Area
- Shower Room
- Sitting Room 20'3 x 11'4 (6.18m x 3.46m)
- Study 11'6 x 8'3 (3.51m x 2.52m)
- Kitchen 17'2 x 11'4 (5.24m x 3.46m)
- Dining Area 12'3 x 9'7 (3.74m x 2.92m)

FIRST FLOOR

- Landing
- Bedroom 1 28'0 x 12'3 (8.54m x 3.74m)
- Bedroom 2 10'8 x 10'5 (5.08m x 3.18m)

OUTSIDE

- Rear Garden
- Side garden
- Driveway

ANNEXE

- Annexe Kitchen/Lounge 24'3 (7.40m) x 12'4 (3.76m) narrowing to 9'3 (2.82m)
- Annexe Bedroom 2 9'3 x 8'9 (2.82m x 2.67m)
- Annexe Bedroom 1 9'3 x 9'2 (2.82m x 2.80m)
- Annexe Shower Room

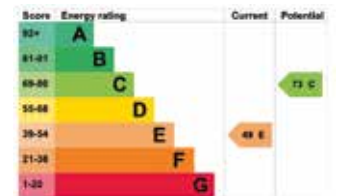
OUTBUILDING

- Summer House

£ 675,000

EPC Exempt
Council Tax Band: D
Tenure: Freehold

Annexe



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed 24.07.2023





Annexe



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