



St Brelades

76 Ellington Road | Ramsgate | Kent | CT11 9SX

FINE & COUNTRY







# Step inside

76 Ellington Road

If you want to walk into a charming period property and install your furniture and have little else to do but enjoy a wonderful home, this delightful Victorian townhouse could be top of your list. Although it has been sensitively modernised in recent years it still retains delightful period features including coved ceilings, fireplaces, sash bay windows and lighting roses. The house is in an excellent location near the centre of Ramsgate and only a short walk from the station, nursery and primary schools, a famous grammar school, delightful parks, Waitrose and the seafront.

Set back from the road it is approached through wrought iron gates onto a block paved area flanked by artificial grass that leads to the attractive primrose coloured glass panelled front door. The hallway includes an unusual coved ceiling and a wall of modern storage cupboards and opens into the charming family area that has an Aga wood burner and a door to the cellar as well as a very wide arch to the light and bright kitchen/diner that provides a semi open plan feel to the whole area. The kitchen includes a very large skylight and bi-fold doors to the upper decked terrace, underfloor heating, Wren white glossy units and a very hard wearing worktop housing an induction hob, oven, two integrated fridges and a dishwasher while still leaving space for a table and chairs in front of the bi-fold doors so you can sit and enjoy the view over the garden.

This floor also includes a utility room with a washing machine and tumble dryer as well as a storage cupboard and leads to a modern bathroom. There is an attractive sitting room that has a large bay with sash windows, an impressive original ceiling rose and a log burner to cosy up on a cold winter's evening. The owners have renovated the cellar and it is now a very usable space as a gym, games room, studio or office. It also has considerable storage facilities and provides room for additional appliances such as fridges and freezers.

Off the galleried landing on the first floor there is a separate toilet and a trendy wet room that both have underfloor heating as well as three double bedrooms including the first bedroom with a lovely sash window bay and fitted cupboards, one currently laid out as an excellent office and the third is a real charmer with dual aspect, a vaulted ceiling with a sliding door entrance, Velux window, fitted cupboards and delightful views over the garden. A recently installed staircase leads to the second floor where there are two double bedrooms with vaulted ceilings and Velux windows including one with a special 'balcony' style window and lovely views across the garden and beyond. These rooms are ideal for the children as they have hanging space, fitted drawer areas and room for a desk and chair.

The large but easy-to-manage garden incorporates an upper decked area for sitting and relaxing in the sunshine, a lower decked terrace for al fresco meals and a paved patio for the barbecue. It leads down to a lawn flanked by shrubs and mature trees including a Japanese cherry with beautiful springtime blossom as well as apple, pear and plum trees.





# Seller Insight

“We bought this house some 14 years ago when the children were small and anticipated it would be our 'forever' family home and so we renovated and updated it accordingly. It included rewiring, replumbing, establishing the basement as a usable space and installing the new bathrooms and creating the architect designed kitchen/diner. We also spent time making sure that the garden was attractive and easy to maintain while providing us with a wonderful space for outdoor activities. It has been a great place to bring up our family but feel it is now time to start a new chapter in our lives.

One of the reasons that originally attracted us to the house was the location and being near suitable schools for the children has served us well including outstanding primary schools and the excellent Chatham House and Clarendon Grammar School. Also we are close to Ellington Park for a walk with the dog as well as the doctor's surgery and it is only a seven minute walk to Ramsgate station where the high speed rail can whisk you to St Pancras in about an hour and a quarter, while there is easy road access to Canterbury and Dover.

It is just a short walk down to Waitrose and the town centre where there are a variety of excellent restaurants as well as numerous bars and cafes and a variety of individual shops and supermarkets. For anyone with young children the sandy beach is within easy reach while commuters can be in London within about an hour and a quarter from Ramsgate station and there is easy road access to Canterbury and Dover. There are a wide variety of sports clubs in and around the town including the yacht club by the marina as well as golf, football, bowls and croquet clubs and the leisure centre with its swimming pool.”\*

\* 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	
Ramsgate Station	0.5 miles
Dover Docks	19.9 miles
Channel Tunnel	27.9 miles
Canterbury	16.7 miles
Gatwick Airport	83.1 miles
Charing Cross	78.5 miles

By Train from Ramsgate	
High-Speed St. Pancras	1hr 15 mins
High Speed Ashford International	36 mins
London Charing Cross	1 hr 50 mins
London Victoria	1hr 40mins

### Leisure Clubs & Facilities

St Augustine Golf Club	01843 590333
Bannatynes Health Club	01843 600606
Stonelees Golf Centre	01843 823133
Manston Golf Centre	01843 590005
Ramsgate Croquet Club	01843 588878
Royal Temple Yacht Club	01843 591766

### Healthcare

Dr M D Cardwell	0300 0427007
East Cliff Practice	01843 855800
The Grange Practice	01843 572740
QEQM Hospital, Margate	01843 225544

### Education

#### Primary Schools:

Newlands Primary	01843 593086
Newington Community Primary	01843 593412
Chilton Primary	01843 597695
Wellesley Hadden Deneadd	01843 862991
St. Lawrence (Junior)	01843 587666

#### Secondary Schools:

Chatham and Clarendon Grammar, Ramsgate	01843 591075
Dane Park, Grammar, Broadstairs	01843 864941
St. Lawrence College (Senior)	01843 587666

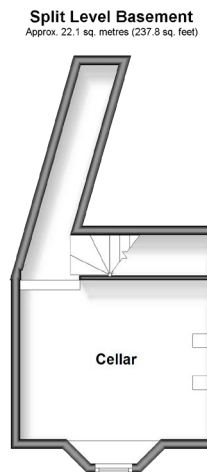
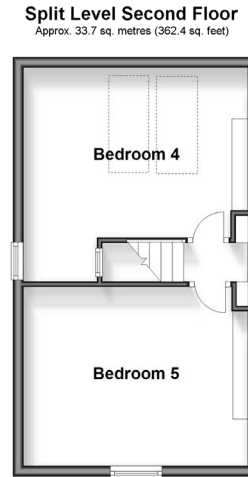
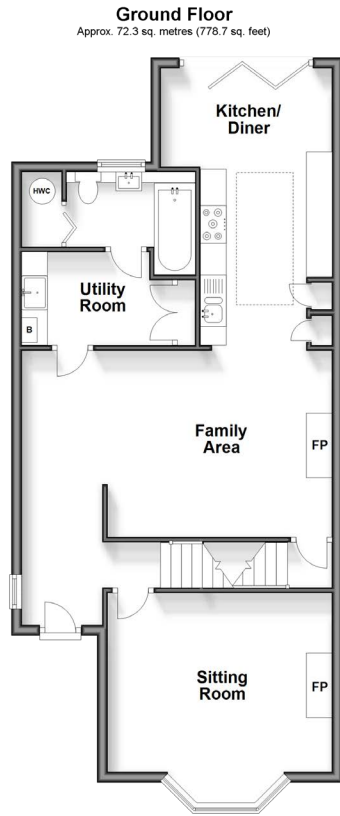
### Entertainment

Granville Theatre, Ramsgate	01843 591750
Albion House Hotel	01843 606630
Ramsgate Music Hall	01843 591815
Comfort Inn	01843 592345
Vue Cinema Complex and Casino	01843 579999
Sarah Thorne Theatre, Broadstairs	01843 863701
La Magnolia	01843 580477

### Local Attractions/Landmarks

King George IV Memorial Park	
Royal Harbour and Marina	
Dreamland Amusement Park	01843 295887
Turner Contemporary Gallery, Margate	01843 233000
Quex Park	01843 841119
Hornby Visitor Centre, Westwood	01843 233524
RAF Manston Museum	01843 825224
Westwood Cross Shopping Centre	
Pegwell Nature Reserve	





**GROUND FLOOR**

- Entrance Hall
- Sitting Room 14'2 into bay x 14'2 (4.32m x 4.32m)
- Family Area 14'10 x 11'3 (4.52m x 3.43m)
- Kitchen/Diner 17'5 (5.31m) x 11'11 (3.63m) narrowing to 9'10 (3.00m)
- Utility Room
- Bathroom

**SPLIT LEVEL BASEMENT**

- Cellar 13'6 x 11'0 (4.12m x 3.36m)

**FIRST FLOOR**

- Landing
- Bedroom 1 14'3 into bay x 11'7 (4.35m x 3.53m)
- Bedroom 3 10'3 x 8'8 (3.13m x 2.64m)
- Separate Toilet
- Wet Room
- Bedroom 2 11'0 x 9'9 (3.36m x 2.97m)

**SECOND FLOOR**

- Landing
- Bedroom 4 13'4 x 11'4 (4.07m x 3.46m)
- Bedroom 5 13'5 x 10'2 (4.09m x 3.10m)

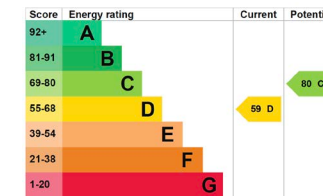
**OUTSIDE**

- Front Garden
- Rear Garden

£ 725,000

Council Tax Band: C

Tenure: Freehold



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 © 2024 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 16.01.2024







Fine & Country  
Tel: 01227 479 317  
canterbury@fineandcountry.com  
23 Watling Street, Canterbury, Kent CT1 2UA

