



5 High Street
Minster | Ramsgate | Kent | CT12 4BU

FINE & COUNTRY



Step inside

5 High Street

Originally built in 1535, within the curtilage of Minster Abbey for a resident dignitary, this unusual three storey Grade II Listed detached residence is steeped in history and full of wonderful period features. If you are looking for a characterful property ideally situated amid a friendly and historic village with a raft of local amenities, this could be top of your list. It even has a potential self-contained annexe with its own external front door and is therefore ideal for anyone with inter-generational requirements or who would like to create a holiday let or even develop a separate business. With its Kent peg tiled roofs, chimneys, multi-pane sash windows and varied patterned external brick walls it has an unusual and interesting frontage and is approached via a private driveway for off road parking that leads to a double garage and the very attractive period oak front door.

This opens into the hall that leads to the characterful living room and dining area with ceiling beams, a feature flint wall and inset stones from the original abbey, sculptured half height wall panelling, a brick fireplace at one end and a superb inglenook at the other with a Bressumer beam and a working fire, so there is something to see wherever you look and it is a delightful place to sit and relax. The kitchen includes terracotta floor tiles, a beamed ceiling, a pantry/store cupboard, bespoke units with an induction hob and oven, a new sink and Quooker tap as well as various stand-alone appliances. It opens directly into the light and bright conservatory, with a feature brick wall and French doors to the rear terrace, that makes an ideal sitting and dining area and is where the family spend much of their time. The lobby has separate access from the garden via a rear door leading to the utility room, which could work as an annexe kitchen, as well as to a cloakroom and the good sized family area and adjacent snug area with a beamed ceiling, brick fireplace and external front door allowing for a multitude of uses.

Upstairs there is a charming landing with fascinating historic wall beams and a small stained glass window, a large contemporary family bathroom with a trendy vanity basin, a storage cupboard and an airing cupboard as well as three double bedrooms and a dual aspect room with a shower cubicle currently in use as a large dressing room. One bedroom has delightful wall and ceiling beams, another includes a fascinating shaped chimney breast while the main has a modern en suite shower room and wall beams. On the second floor there is the fourth bedroom, a large dual aspect room with vaulted ceiling and Velux windows that look over to the Abbey. There is also space for seating and an inset area that could be converted into en suite facilities. This would make a great haven for a teenager or a 'hideaway' for the children. Alternatively, it would make an excellent office for anyone working from home.

The rear garden is surprisingly spacious given the village location, with a large stepped crazy paved patio spanning the width of the property. There is also a small lych gate to the driveway, a garden shed, a large fenced flower bed to preserve the plants from any four legged friends and a charming goldfish pond with a bridge leading to a lawn and a decked terrace.



Seller Insight



“ We have loved living here for the past 20 years and it has been a truly special, quirky and characterful family home. However, we feel it is now time to downsize, although we would like to stay locally as the village is delightful. In 1978 the property was completely derelict so the new owners at the time completely renovated the property and sensitively restored the property to its former glory. Since we have been here we have created the garden, installed new bathrooms, rewired the property in 2017 and installed a new boiler and new radiators. The flexible accommodation provides for a variety of requirements and it would even be possible to develop a business as the annexe portion used to be a hair salon.

Minster has an Abbey and Church that was originally founded in 670AD and that gives the village its wonderful historic atmosphere. At the same time for commuters the village has a mainline station for the high speed train to Canterbury and London as well as a good primary school, a range of shops, convenience store and post office, a pharmacy, pubs and restaurants. There are also hair and beauty salons as well an excellent veterinary practice, a dog groomer and doctor's surgery. There is a great community spirit in the village that includes sports clubs, an amateur dramatic society, a bowls group, morris dancers and regular events in the village hall as well as a large recreation ground that also hosts the annual Minster Show.

The Thanet Way for access to London and Canterbury and the Sandwich road for Dover and Folkestone are nearby, while the high speed train from Minster station will get you to Central London in under an hour and a quarter. It is only a short distance to the Westwood Cross shopping centre for a little retail therapy and for golfing enthusiasts there is the St Augustine's Golf Club, Stonelees and the Manston Golf Centre as well as the renowned Championship courses at Sandwich. If you enjoy a walk with the dog or a bit of bird watching and seal spotting the Pegwell Bay Nature Reserve is only a short drive and there are plenty of places around for cycling and riding while the surrounding 26 miles of Thanet beaches offer a wonderful playground for the children.*



* 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:	
Minster Station	0.2 miles
Dover Docks	20.4 miles
Channel Tunnel	30 miles
Canterbury	12.2 miles
Gatwick Airport	78.9 miles
Charing Cross	72.6 miles

By Train from Minster	
High- Speed St Pancras	1hr 14mins
Ashford International	34 mins
London Charing Cross	1 hr 52 mins
London Victoria	1hr 40mins

Healthcare

Minster Surgery	01843 821333
QEQM Hospital, Margate	01843 225544

Education

Primary Schools:

Minster Primary	01843 821384
Wellesley Hadden Dene	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

Leisure Clubs & Facilities

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

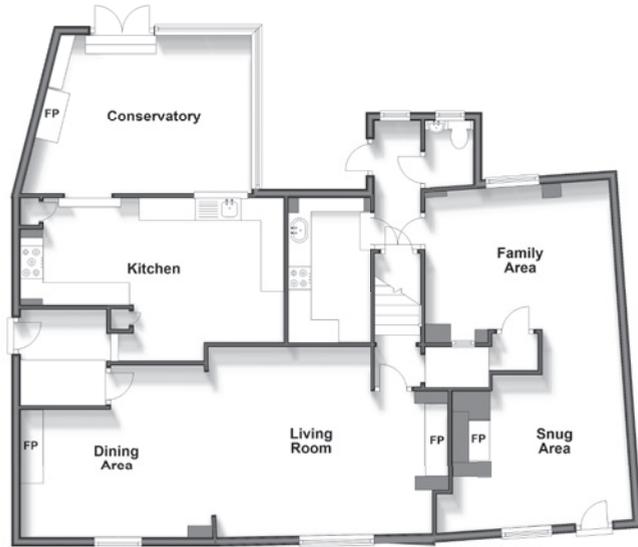
Entertainment

Vue Cinema Complex and Casino	01843 579999
Sarah Thorne Theatre, Broadstairs	01843 863701
Granville Theatre, Ramsgate	01843 591750
The Bell Inn	01843 825707
The New Inn	01843 826142
The Sands Hotel, Margate	01843 228228
Yarrow Hotel, Broadstairs	01843 460100

Local Attractions/Landmarks

Dreamland Amusement Park	01843 295887
Quex Park Museum, Birchington	01843 842168
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	
Pegwell Nature Reserve	

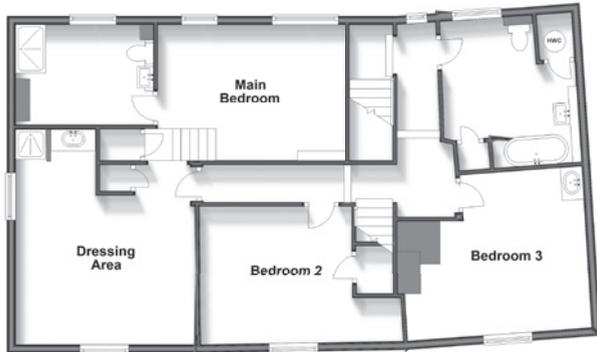
Split Level Ground Floor
Approx. 119.2 sq. metres (1282.7 sq. feet)



Split Level Second Floor
Approx. 25.5 sq. metres (274.5 sq. feet)

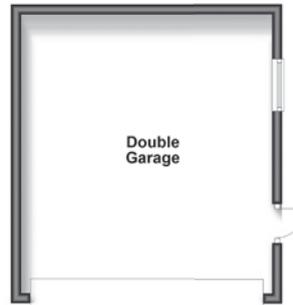


Split Level First Floor
Approx. 98.6 sq. metres (1060.8 sq. feet)



Outbuilding

Approx. 29.2 sq. metres (314.5 sq. feet)



SPLIT LEVEL GROUND FLOOR

Hall	
Living Room	30'3 x 13'9 (9.23m x 4.19m)
Kitchen	16'10 x 12'1 (5.13m x 3.69m)
Conservatory	13'7 x 10'9 (4.14m x 3.28m)
Lobby	
Utility Room	9'9 x 5'10 (2.97m x 1.78m)
Family Area	13'9 x 9'8 (4.19m x 2.95m)
Snug Area	12'2 x 11'0 (3.71m x 3.36m)
Cloakroom	

SPLIT LEVEL FIRST FLOOR

Landing	
Main Bedroom	14'0 x 10'7 (4.27m x 3.23m)
Dressing Area	14'6 x 12'5 (4.42m x 3.79m)
En Suite Shower Room	
Bedroom 2	12'2 x 11'3 (3.71m x 3.43m)
Bedroom 3	14'6 x 12'6 (4.42m x 3.81m)
Family Bathroom	

SPLIT LEVEL SECOND FLOOR

Landing	
Bedroom 4	21'9 x 9'6 (6.63m x 2.90m)

OUTSIDE

Driveway	
Rear Garden	
Double Garage	18'9 x 16'7 (5.72m x 5.06m)

Council Tax Band: G
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 03.04.2024





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

