



12 Vicarage Street
Broadstairs | Kent | CT10 2SG

FINE & COUNTRY



Step inside

12 Vicarage Street

Built in the grounds of the original St Peter's vicarage after that was demolished in 1963, this large and unique chalet bungalow is a real gem. It has particularly spacious ground floor accommodation, good sized rooms on the first floor and nestles in very large gardens adjacent to the Garden of Rest, so is particularly quiet and peaceful. It is approached down a very long and exclusive drive bordered by an ancient flint wall on one side and hedgerows on the other and leads to a large garden, a parking area and a garage.

The main entrance to the property is via a door into the spacious and impressive conservatory with French doors and windows on two sides, offering delightful views over the terrace and garden and providing an excellent additional seating/study area. The original oak and glass front door opens into a welcoming entrance hall with an interesting wood and wrought iron staircase with a fascinating lamp newel post, leading to the first floor. There are also understairs and airing cupboards plus access to a cloakroom as well as to the flexible ground floor accommodation.

This includes the vast triple aspect sitting room, originally designed to accommodate two grand pianos! It is light and bright with built in shelving and a wood framed open fire and has a door to the dining room that has a lovely bay window and is ideal for family get togethers and supper parties.

There is a delightful and well-proportioned kitchen with plenty of white units housing a hob, double oven, fridge freezer and a dishwasher as well as a large pantry and access to a utility room with plumbing for a washing machine and tumble dryer as well as a scullery area with windows overlooking a courtyard. This has an outdoor toilet, a boot room/flower arranging room, access to the main garage and gates to the rear garden and to the driveway.

On the other side of the kitchen is another large room, currently used as a fourth bedroom, however it would make a very spacious dining room, where you could comfortably seat a dozen people round a table, leaving the current dining room to be a charming snug or a good sized study if required.

Also on the ground floor is the superb dual aspect main bedroom suite. This includes a large dressing area with a wall of mirrored wardrobes, a spacious bedroom with additional mirrored wardrobes and a door to the conservatory as well as a lovely en suite with a corner bath and a separate shower.

Off the first floor galleried landing there is a family bathroom and two double bedrooms with partially vaulted ceiling and fitted cupboards including one with far-reaching views. There is also a large, vaulted attic space that could be used as a playroom or office and a substantial walk-in boarded attic that provides plenty of easily accessible storage space.

There are many different areas outside the property including a large crazy paved terrace bordering the large front lawn that has trees and a rockery area with a potential water feature, a summer house and a second garage with access from Dane Court Gardens and a door into the garden. There are paths bordered by trees and shrubs that wind around the rear of the property leading to a brick built workshop and covered storage area and back to the main garage.

On the opposite side of the drive there is an archway and path to a separate area with a lawn, an arbour of apple trees leading to a vegetable garden and several outbuildings. These include a large greenhouse, a fascinating stone building with an arched front window and small summerhouses. It would seem possible that this whole area could be redeveloped and where an additional property could be built as an annex for elderly relatives or adult children, an office/games room/gym complex or even a separate dwelling, subject to the necessary planning permissions.





Seller Insight

“The previous occupants loved this unique property and lived here for many years. They thoroughly enjoyed the peaceful surroundings and the garden as well as the friendly village community. St Peters includes an historic church and a village green, three village halls providing a raft of activities as well as a supermarket, chemist, an excellent butcher and a variety of eateries. There are also doctor's surgeries and a dentist so there is everything you need on a daily basis, right on the doorstep.

However the adjacent Victorian town of Broadstairs is a lovely seaside resort with a wide variety of individual shops, bars and restaurants as well as annual events such as Folk Week, the Dickens Festival and the Food Fair. Another advantage of Broadstairs and nearby Ramsgate is that they have some very good primary, grammar and private schools while you can be in central London on the high speed train in under an hour and a half from Broadstairs station.

There are also lovely sandy beaches for swimming and surfing in the summer while there are great places for walking the dog all year round. For golfers there is the renowned North Foreland Golf Club and for anyone who likes riding there is a nearby stables while a number of other sporting clubs provide recreational activities including cricket, bowls, tennis, squash, badminton and rugby.”*

* 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

By Road:	
Broadstairs Station	1.1 miles
Channel Tunnel	29.5 miles
Dover Docks	21.8 miles
Canterbury	17.4 miles
Gatwick Airport	86.7 miles
Charing Cross	84.5 miles

By Train from Broadstairs:	
High-Speed St. Pancras	1hr 22 mins
Charing Cross	1hr 56 mins
Victoria	1hr 48 mins
Canterbury West	25 mins
Ashford International	42 mins

Leisure Clubs & Facilities

Surf School Joss Bay	01843 868171
North Foreland Golf Club	01843 862140
Broadstairs Sailing Club	01843 861373
Thanet Wanderers RUFC	01843 868857
Broadstairs and St. Peter's Bowls Club	01843 861293
Broadstairs and St. Peter's Tennis Club	07880 782502
Broadstairs Squash Club	01843 865484

Healthcare

St. Peter's Surgery
Broadstairs Medical Practice
Mocketts Wood Surgery
QEQM Hospital

Education

Primary Schools:
Callis Grange Nursery and Infant
St. Peter's Primary
St. Joseph's Primary
Upton Junior
Wellesley Hadden Dene
St. Lawrence Junior

Secondary Schools:
Charles Dickens
St. George's
Dane Court Grammar
Chatham and Clarendon House
St. Lawrence Senior

01843 608860
01843 608836
01843 862996
01843 225544

01843 862531
01843 861430
01843 861738
01843 861393
01843 862991
01843 572900

01843 862988
01843 609000
01843 864941
01843 591075
01843 572900

Entertainment

Sarah Thorne Theatre, Broadstairs	01843 863701
Vue Cinema Complex	0871 2240240
Palace Cinema	01843 865726
The Red Lion	01843 600895
The Little Albion	01843 600435
Tartar Frigate Restaurant	01843 862013
Royal Albion Hotel	01843 868071
Charles Dickens pub	01843 603040
Wyatt and Jones	01843 865126
Little Sicilian	01843 652423

Local Attractions / Landmarks

St Peter's Village Tour	07546 514948
Crampton Tower	01843 871133
Dickens House Museum	01843 861232
Lilliput Mini Golf	01843 861500
Turner Contemporary	01843 233000
Spitfire and Hurricane Museum	01843 821940
Hornby Visitor Centre, Westwood	01843 233524
Quex Park	01843 841119

Ground Floor
Approx. 205.6 sq. metres (2212.6 sq. feet)



GROUND FLOOR

Conservatory	19'9 x 12'11 (6.02m x 3.94m)
Entrance Hall	
Sitting Room	23'11 x 14'11 (7.29m x 4.55m)
Dining Room	12'5 x 12'4 into bay (3.79m x 3.76m)
Cloakroom	
Kitchen	14'3 x 12'1 (4.35m x 3.69m)
Pantry	
Utility Room	
Bedroom 1	14'8 x 13'10
Dressing Area	13'7 x 7'7
Ensuite Bathroom	8'4 x 7'7
Bedroom 4	15'10 x 9'4

FIRST FLOOR

Landing	
Bedroom 2	16'6 x 13'9
Bedroom 3	13'10 x 11'9
Bathroom	
Attic Space 1	
Attic Space 2	

First Floor
Approx. 112.0 sq. metres (1205.0 sq. feet)



Outbuilding
Approx. 13.1 sq. metres (140.9 sq. feet)



OUTSIDE

Garages
Driveway
Garden
Workshop
Log Store
Summerhouses
Greenhouses
Sheds

Council Tax Band: F
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		



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 20.11.2024



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