

The Manor The Street | Acol | Birchington | Kent | CT7 0JA





Step inside

Although The Manor is in the centre of Acol, it is so secluded and private that you could drive past and not know it was there. This beautiful Grade II Regency residence sits in the midst of 0.969 of an acre of grounds in a Conservation Area. It is bordered by trees and neighbouring farmland and no expense has been spared in not only sensitively and painstakingly restoring the house to its former glory, but also enhancing it for modern day living. However it includes some wonderful internal period features that give it such a special character such as restored multi pane sash windows, the original staircase, high ceilings and ornate ceiling roses, high skirtings, picture rails, panelled doors, beautiful fireplaces and original flooring.

The property entrance is via a pair of tall and solid automatic steel gates that open onto an in-and-out carriage driveway that leads on to the second set of matching automatic gates as well as round to the double garage and the front door, passing the charming fountain opposite the front door that has been imported from Italy. The exterior of the house has everything you could imagine with property of this calibre such as high chimney stacks, a Kent peg tiled roof, mellow brick walls and original marble steps up to the porticoed entrance. This features the original wrought iron filigree gates and heavy duty front door with its large, period style key.

The porch has period herringbone wood flooring and an arch through to the inner hall and original staircase. The opulent dual aspect drawing room is a wonderful place for entertaining. It has a large ceiling rose with a chandelier and the beautiful Fitzwilliam fireplace with an open fire and a white marble surround with a black marble hearth, flanked by attractive arched recesses. On the opposite side of the hall sits the dual aspect dining room where guests will be delighted to enjoy a supper party or a family celebration in elegant surroundings that includes a charming original Georgian fireplace with tiled inserts.

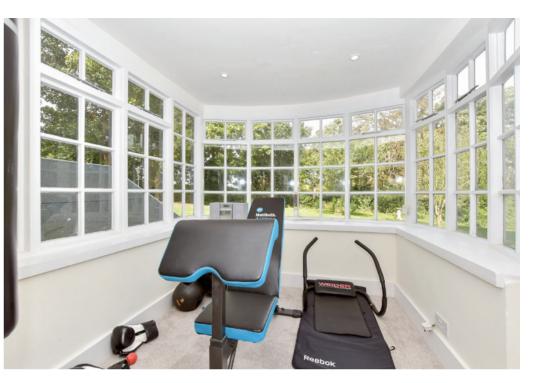
There is a relaxing dual aspect sitting room where the family spend much of their time. It also has a delightful cast iron fireplace as well as a newly restored bespoke bay window with under seat storage, where you can sit and admire the views around the garden. You will also find a study with a three sided window providing all around views and a contemporary ground floor bathroom.

A corridor with doors at each end opening onto a patio and to a courtyard garden area leads to the wellproportioned country style dual aspect kitchen/breakfast room. This has an Aga, wall panelling and units housing various appliances. It is the one area the current owners have retained in its original state so new owners can either enjoy the traditional kitchen or create their own ultimate dream kitchen and outline plans are available that include a conservatory extension. Stairs lead down to a basement area with two usable rooms that would make an excellent cinema room and a workshop with the original flooring as well as a wine store.

On the half landing there is a charming stained glass door that leads to a separate suite with a dual aspect double bedroom with views across the farmland, fitted cupboards. an en suite cloakroom and separate shower room. It makes an ideal 'hideaway' for a teenager looking for a bit of privacy and independence. Three of the four double bedrooms that lead off the galleried landing are dual aspect with delightful views over the garden and beyond. These include the delightful main bedroom with an electric fire, fitted cupboards, inter-connecting doors to another bedroom that has an original Carron fireplace and a door to a Jack and Jill family bathroom that can also be accessed from the landing. This has a contemporary oval bath with claw feet and a separate shower. The other double bedroom includes an original Carron fireplace, fitted cupboards and an airing cupboard.

A great deal of time and money has been spent by the current owners on creating a wonderful garden including the planting of hundreds of laurel bushes and conifers on the perimeter that, once they have matured, will add to the secluded and secure environment. A 54 metre chain link fence has also been installed along the front of the property extra security. Tree surgeons were utilised to preserve the ancient trees including a 250 year old Yew tree in the driveway and new lawns and a woodland walkway were created providing a wonderful space for children and pets to run around. There is even enough room to build a swimming pool and/or a tennis court.

For those who enjoy 'the good life' there is a vegetable patch, a greenhouse and a large strawberry planter on the base of the original greenhouse. While for those who want to entertain their friends and family to a barbecue and al fresco dining, both during the day and in the evening, there is a stunning 60 square meter porcelain terrace with festoon lighting as well as a spa area with a hot tub behind the garage.















Seller Insight

It has been a complete 'labour of love' restoring this beautiful home and grounds and no detail has been overlooked. From the use of special Farrell and Ball Casien distemper paints on all the walls to the numerous Milano Windsor radiators and the complex restoration of the original Regency windows. We love the house and the grounds as it is very private and safe and, although it is a 'grand manor,' it is not too large and makes a wonderful family home that all our children love. We thought it was going to be our 'forever' home but our circumstances have changed and, sad though it will be, we feel it is time to let a new family become custodians of this very special place.

Although it is located in a country environment, it is only a mile to Quex Park with its fascinating diorama museum and outside complex incorporating a garden centre, leisure activity areas, craft shops and a livery stables. Quex Barn offers wonderful food shopping in its farm shop and a great eating experience in the restaurant. While Birchington includes individual shops, a supermarket, hairdressers, nail bars, vets and a medical centre as well as The Smugglers and the Powell Arms restaurants.

The local Birchington primary is a good school and there is also King Ethelbert secondary school and the Ursuline College available in Birchington and Westgate, while grammar and private schools can be found in nearby Broadstairs and Ramsgate as well as Canterbury. It is not far from the main road for the Thanet Way to London and Canterbury, while fast trains from Birchington Station can whisk you to St Pancras in about an hour and a half. However, The Manor is only a few minutes from the helipad for any urgent travel requirements.

As well as bowls, tennis and water skiing there is the Birchington sailing club and other water sports such as wind surfing in nearby Minnis Bay not to mention the Westgate and Birchington Golf Club for golfing enthusiasts. There is also a very good cinema in Westgate, theatres in 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.*

* 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.







1.6 miles

20.5 miles

12.2 miles

28.1 miles

78.1 miles

73.7 miles

1hr 32 mins

1hr 07 mins

1hr 59 mins

1hr 39 mins

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Travel

By Road: Birchington Station Dover Docks Canterbury Channel Tunnel Gatwick Airport Charing Cross

By Train from Birchington High-Speed St. Pancras High Speed Ashford International London Charing Cross London Victoria

Leisure Clubs & Facilities

Westgate and Birchington Golf Club North Foreland Golf Club Birchington Bowls Club Minnis Bay Sailing Club

Healthcare Birchington Westgate Pi

Birchington Medical Centre Westgate Practice Garlinge Surgery QEQM Hospital, Margate

Education

Primary Schools: Birchington Primary St. Crispin's Community Primary Chartfield School Wellesley Hadden Dene St. Lawrence (Junior)

Secondary Schools: King Ethelbert School Ursuline College Chatham House Grammar, Ramsgate Clarendon House Grammar, Ramsgate Dane Park, Grammar, Broadstairs St. Lawrence College (Senior)

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Entertainment

Quex Barn The Smugglers Restaurant Powell Arms Carlton Cinema Vue Cinema Complex and Casino The Smugglers Restaurant The Sands Hotel, Margate

Local Attractions / Landmarks

Quex Park and Museum 01843842168 01843 846305 Jungle Jims 01843866023 Quex Activity Centre Dreamland Amusement Park 01843295887 Turner Contemporary Gallery, Margate 01843233000 Shell Grotto, Margate 01843220008 Spitfire and Hurricane Memorial Museum 01843821940 Hornby Visitor Centre, Westwood 01843233524 Dickens House Museum, Broadstairs 01843863453 Westwood Cross Shopping Centre

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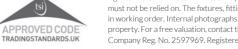
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GROUND FLOOR

EPC Exempt Council Tax Band: G Tenure: Freehold



The Property Ombudsman

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 © 2025 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 08.01.2025



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