



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



Step inside

The Manor

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 well-

proportioned 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.







Travel

By Road:	
Birchington Station	1.6 miles
Dover Docks	20.5 miles
Canterbury	12.2 miles
Channel Tunnel	28.1 miles
Gatwick Airport	78.1 miles
Charing Cross	73.7 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
North Foreland Golf Club	01843 862140
Birchington Bowls Club	01843 841086
Minnis Bay Sailing Club	01843 841588

Healthcare

Birchington Medical Centre	01843 848818
Westgate Practice	01843 831335
Garlinge Surgery	01843 255693
QEQM Hospital, Margate	01843 225544

Education

Primary Schools:	
Birchington Primary	01843 841046
St. Crispin's Community Primary	01843 832040
Chartfield School	01843 831716
Wellesley Hadden Dene	01843 862991
St. Lawrence (Junior)	01843 587666

Secondary Schools:	
King Ethelbert School	01843 831999
Ursuline College	01843 834431
Chatham House Grammar, Ramsgate	01843 591075
Clarendon House Grammar, Ramsgate	01843 591074
Dane Park, Grammar, Broadstairs	01843 864941
St. Lawrence College (Senior)	01843 587666

Entertainment

Quex Barn	01843 846103
The Smugglers Restaurant	01843 841185
Powell Arms	01843 842777
Carlton Cinema	01843 832019
Vue Cinema Complex and Casino	01843 579999
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

Porch	
Hall	
Drawing Room	17'0 x 14'4 (5.19m x 4.37m)
Dining Room	17'0 x 13'10 (5.19m x 4.22m)
Sitting Room	18'8 into bay x 13'4 (5.69m x 4.07m)
Study	20'4 x 5'11 (6.20m x 1.80m)
Bathroom	11'10 x 6'10 (3.61m x 2.08m)
Boot Room	12'8 x 5'10 (3.86m x 1.78m)
Kitchen/Breakfast Room	14'3 x 13'10 (4.35m x 4.22m)
Utility Room	12'7 x 5'1 (3.84m x 1.55m)
Outside Toilet	
Store Room	10'8 x 10'1 (3.25m x 3.08m)
Store Room	10'8 x 6'8 (3.25m x 2.03m)
Storage	

BASEMENT

Cellar Room 1	18'3 x 17'6 (5.57m x 5.34m)
Cellar Room 2	16'10 x 13'3 (5.13m x 4.04m)

FIRST FLOOR

Landing	
Bedroom 2	14'2 x 13'11 (4.32m x 4.24m)
En Suite Shower Room	
Bedroom 5	13'11 x 12'5 (4.24m x 3.79m)
Bedroom 3	17'1 x 12'5 (5.21m x 3.79m)
Main Bedroom	17'1 x 12'5 (5.21m x 3.79m)
Jack & Jill Bath/Shower Room	
Bedroom 4	13'10 x 13'9 (4.22m x 4.19m)

OUTBUILDING

Workshop	18'4 x 13'5 (5.59m x 4.09m)
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OUTBUILDING 2

OUTBUILDING 3 GROUND FLOOR

Double Garage	20'8 x 18'5 (6.30m x 5.62m)
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OUTBUILDING 3 FIRST FLOOR

Loft Room/Storage	20'8 x 18'5 (6.30m x 5.62m)
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OUTSIDE

Wraparound Garden
In & Out Driveway

EPC Exempt
Council Tax Band: G
Tenure: Freehold

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

