



12 The Strand
Walmer | Deal | CT14 7DY

FINE & COUNTRY



Step inside

12 The Strand

If a seafront location is top of your list, then this completely renovated and extended property along The Strand in Walmer could be the one, whether you are looking for a permanent home or a wonderful weekend and holiday retreat. Originally built in the 1830s, it has been very carefully updated to a high level over the past three years as it was intended to be lived in by the owners and includes the original coach house that has been superbly converted into a detached annexe with its own entrance from York Road. However, a change in circumstances means that it is now available as virtually a 'new build,' but retaining elements of its historic past.

The house has fabulous uninterrupted views across Walmer Green to the sea and is approached via a paved patio that leads to the front door. The delightful outer hall includes engineered oak flooring, an inset brick feature, a large storage cupboard and an original ceiling beam as well as oak doors and bespoke double glazed windows that continue throughout the property. Off the hall is a double bedroom or sitting room with a large bay window where you can sit and admire the views.

Steps lead down to the inner hall where you will find the family bathroom with a space and plumbing for laundry facilities, a spiral staircase to the basement, an open storage area and access to the simply stunning light and bright single storey extension that features the kitchen/diner and a seating area. This is a wonderful entertainment space and includes three sets of French doors to the rear courtyard garden and a large skylight with lantern lighting so looks very impressive at night. There are ceramic floor tiles with underfloor heating and shaker style dove grey units with a marble worktop housing a Worcester boiler, an induction hob, built in oven and microwave as well as an integrated fridge freezer and a dishwasher.

The cellar has been tanked and decorated and also has engineered oak flooring so can be used as a games room, additional bedroom or an office. The delightful and spacious sitting room on the first floor offers excellent views over the green to the sea through the large bay window where you can also sit and admire the panoramic vista. This floor includes a shower room and a double bedroom with views over the rear courtyard while the dual aspect main bedroom on the top floor offers more wonderful views and includes a contemporary suite shower.

The beautiful courtyard garden has been professionally landscaped and is surrounded by the original wall. It includes outdoor lighting, a terrace for al fresco dining with raised shrub beds and steps up to a pebbled area inset with paving slabs leading to the Coach house annexe. Although the external entrance is from York Road, there are three pairs of French doors that open from the courtyard into the large open plan kitchen/dining/living room with engineered oak flooring and a skylight. The kitchen area includes a cooker and dishwasher with space for a fridge freezer and a washing machine. There is an understairs storage cupboard and a shower room, while upstairs there is more storage, a cloakroom and two double bedrooms. This superb building would make an ideal annexe for adult children or elderly relatives, or alternatively it could become an excellent income-generating holiday let.









Seller Insight

“ It has taken us three years to lovingly create this very special calm and peaceful seaside home. We used the services of a well-respected local architect who has been involved in a number of properties in The Strand and had excellent trades people to convert our dream into reality. Although we won't after all be living here, we hope that new owners will enjoy and appreciate everything this property now has to offer.

The house is in a wonderful location overlooking the green and the seafront while The Strand includes an eclectic mix of shops and eateries and on the other side of the green there is the historical bandstand, a cycle lane to Deal, the Downs Sailing Club and the beach. We can walk into Deal town centre and enjoy the wonderful independent shops and eateries including the Dining Club, The Blue Pelican and Little Harriet's tea rooms. There is also Deal seafront and the famous pier as well as the Saturday market, while Tides swimming pool complex is not far away. The fast train from the mainline station at Deal can whisk you to London in under an hour and a half.

For golfing enthusiasts there are the Kingsdown and Walmer and the Royal Cinque Ports golf clubs and, if you want to go slightly further afield, there is also the championship course at Royal St George's as well as Princes, while other sports clubs include rugby, tennis and bowls. There are excellent educational facilities within the vicinity with two local primary schools and grammar schools available in Dover, Sandwich, Folkestone and Canterbury as well as private schools in Dover and Canterbury.*

* 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

Walmer Station 1.4 miles
 Deal Station 1.2 miles
 Dover Docks 8.2 miles
 Channel Tunnel 18.2 miles
 Canterbury 19.2 miles
 Charing Cross 87.7 miles
 Gatwick 88.1 miles

By Train from Deal
 St. Pancras 1hr 28 mins
 Charing Cross 2hr 03 mins
 Victoria 1hr 51mins
 Ashford International 45 mins
 Canterbury West 59 mins

Leisure Clubs & Facilities

Downs Sailing Club 01304 361932
 Deal and Betteshanger Rugby Club 01304 365892
 Deal Bowling Club 01304 374701
 Dover Athletic Football 01304 822373
 Walmer and Kingsdown Golf Club 01304 373256
 Royal Cinque Ports Golf Club 01304 374007
 Royal St. George's Golf Club 01304 613090
 Prince's Golf Club 01304 611118
 Tides Leisure centre 01304 373399

Healthcare

The Balmoral Surgery 01304 373444
 The Cedars Surgery 01304 873341
 St Richards Road Surgery 01304 369777
 Buckland Hospital 01304 222510

Education

Primary Schools:
 The Downs Primary 01304 372486
 Deal Parochial School 01304 374464
 Kingsdown and Ringwould 01304 373734
 Dover College Junior 01304 205969

Secondary Schools:

Dover Grammar School for Boys 01304 206117
 Dover Grammar School for Girls 01304 206625
 Sir Roger Manwood's Grammar 01304 610200
 Dover College 01304 205969
 Duke of York's Military School 01304 245024
 Simon Langton Girls Grammar 01227 463711
 Simon Langton Boys Grammar 01227 463567
 Barton Grammar 01227 464600
 King's School, Canterbury 01227 595501
 Kent College 01227 763231
 St Edmunds 1227 475000

Entertainment

Dunkerleys Hotel 01304 375016
 The Royal Hotel 01304 375555
 Victuals and Co 01304 374389
 The Dining Club 01304 373569
 81 Beach Street 01304 368136
 Little Harriet's tearooms 01304 369748
 The Blue Pelican 01304 783162

Local Attractions / Landmarks

Walmer Castle
 Deal Castle
 The White Cliffs of Dover and Samphire Hoe
 Betteshanger Country Park
 Deal Pier
 Knights' Templar Church, Dover
 Saturday market Deal

Annexe



Annexe

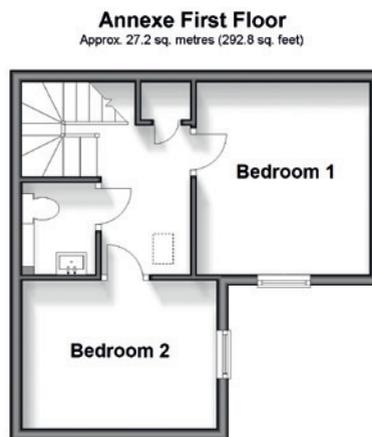
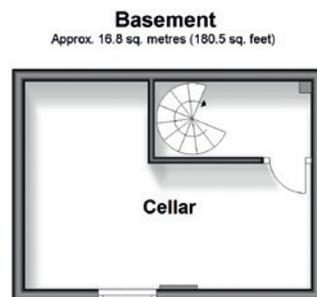
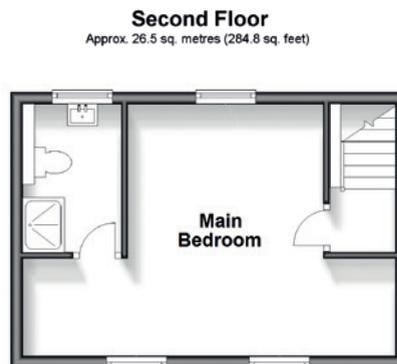
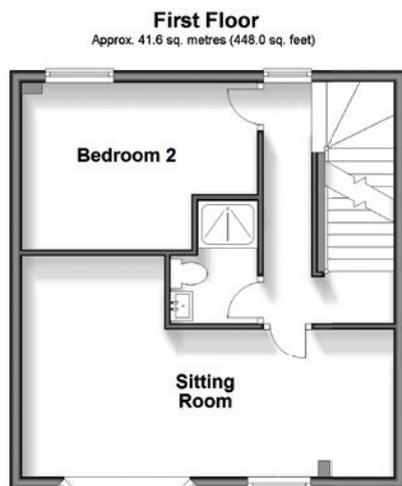


Annexe



Annexe





BASEMENT
Cellar 15'9 x 11'6 (4.80m x 3.51m)

SPLIT LEVEL GROUND FLOOR
Bedroom 3 11'10 x 11'0 (3.61m x 3.36m)
Bathroom
Kitchen/Diner 18'5 x 16'10 (5.62m x 5.13m)

FIRST FLOOR
Landing
Sitting Room 20'4 x 12'2 (6.20m x 3.71m)
Bedroom 2 12'10 x 9'0 (3.91m x 2.75m)
Shower Room

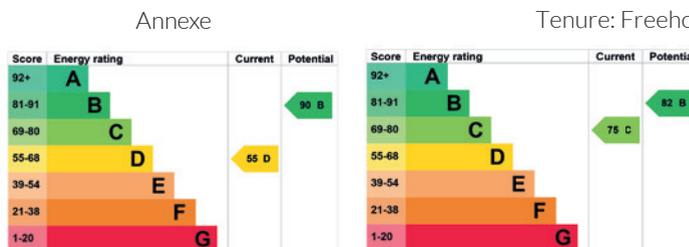
SECOND FLOOR
Landing
Main Bedroom 20'4 x 13'11 (6.20m x 4.24m)
En Suite Shower Room

ANNEXE GROUND FLOOR
Entrance Hall
Kitchen/Dining/Living Room 18'10 x 13'9 (5.74m x 4.19m)
Shower Room

ANNEXE FIRST FLOOR
Landing
Bedroom 1 10'9 x 9'6 (3.28m x 2.90m)
Bedroom 2 10'10 x 8'4 (3.30m x 2.54m)
Separate Toilet

OUTSIDE
Rear Garden

Council Tax Band: B
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 23.01.2025



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

