



Kyrenia
9 Callis Court Road | Broadstairs | Kent | CT10 3AE

FINE & COUNTRY

Step inside

Kyrenia

Tucked away behind a wall and two sets of wrought iron gates leading to an impressive in and out driveway and set well back from the road is the truly delightful Kyrenia. Originally two semi detached properties this very elegant and spacious bungalow has been beautifully integrated to become a wonderful family home.

From the moment you step into the large entrance hall your eyes are drawn through the double glass doors to the attractive lounge area with an archway through to the dining area and the gorgeous sun room extension that spans part of the rear of the property. It is here that the family are likely to spend much of their time looking out into the secluded walled garden with its lovely specimen trees and shrubs through a panorama of windows and French doors. The whole area is free flowing and makes an ideal space for a large party. At the same time the lounge area with its York stone fireplace provides a cosy spot on a cold winter's evening.

There is a well fitted kitchen area and a very attractive first bedroom with a leaded light bay window overlooking the front garden, a large dressing room and an en suite bathroom. At the other end of the bungalow you will find plenty of flexible accommodation that can be adapted for a variety of purposes. Currently there is a sitting room with doors to the terrace and a door to a double bedroom but these rooms could be used as offices or a separate area for elderly relatives or adult children. There are two further double bedrooms, a bathroom and a large kitchen/utility room that also includes a hob and fridge so any guests can make themselves a hot drink or breakfast.

The lovely garden is very quiet and the large wraparound terrace is ideal for outdoor entertaining. There is also room at one end to store a boat while at the other end the garage has doors at both ends so you can easily drive a small car through the garage onto the hard standing.







Seller Insight

“ One of the properties has been in the family since it was built in 1955 and when the other bungalow became available we combined the two and have been delighted to create this unique property. However, while it has been a wonderful holiday home for many years we are no longer able to come to Broadstairs as often as we would like, so we have reluctantly decided that it is time for another family to take over the mantle and enjoy it as much as we have.

We have always loved the peace and quiet and you can sit in the garden and listen to the parakeets and watch the variety of other birds and wild life that visit us on a regular basis.

It is an ideal spot for families as it is easy for children to walk to the local schools and you always can join the rugby and tennis club next door. For golfing enthusiasts there is the nearby North Foreland golf club while the local equestrian centre is within walking distance for youngsters wanting to ride. We are not far from Joss Bay for a day on the beach and the Lanthorne pub is a great place to meet up with the friends and get to know your neighbours.

We are in an ideal location as Broadstairs town centre with its shops, pubs and restaurants as well as the sandy beaches is not far away and we are within walking distance of Broadstairs station, so you can be in London in just over an hour and 20 minutes.

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* 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

Broadstairs Station	0.7 miles
Channel Tunnel	35.3 miles
Dover Docks	24 miles
Gatwick Airport	87 miles
Canterbury	21 miles
Charing Cross	82 miles

Trains from Broadstairs	
Hi Speed St Pancras	1hr 22mins
Charing Cross	1hr 56mins
Victoria	1hr 48mins
Canterbury West	25 mins
Ashford International	42 mins

Leisure Clubs & Facilities

Surf School Joss Bay	01843 868171
North Foreland Golf Club	01843 862140
Thanet Wanderers RUFC	01843 868857
Broadstairs and St Peter's Bowls Club	
Broadstairs and St Peter's Tennis Club	
Dickens Week	01843 861827
Water Gala Day	07789 742828
Folk Week	01843 604080
Food Festival	01843 871102

Healthcare

St Peter's Surgery	01843 608860
Albion Road Surgery	01843 608836
Osborne Road Surgery	01843 863353
Mocketts Wood Surgery	01843 862996
QEQM Hospital	01843 225544

Education

Primary Schools:	
Callis Grange Nursery and Infant	01843 862531
St Peter's Primary	01843 861430
St Joseph's Primary	01843 861738
Upton Junior	01843 861393
Haddon Dene	01843 864941
Wellesley House	01843 862991
St Lawrence Junior	01843 572900

Secondary Schools:	
Charles Dickens	01843 862988
St Georges	01843 609000
Dane Court Grammar	01843 864941
Chatham and Clarendon House	01843 591075
St Lawrence Senior	01843 572900

Entertainment

Theatre Royal	01843 293397
Winter Gardens Theatre, Margate	01843 292795
Sarah Thorne Theatre, Broadstairs	01843 863701
Granville Theatre, Ramsgate	01843 591750
Vue Cinema Complex	0871 2240240
Palace Cinema	01843 865726
Tartar Frigate restaurant	01843 862013
Royal Albion Hotel	01843 868071
Charles Dickens pub	01843 603040
Wyatt and Jones	01843 865126

Local Attractions / Landmarks

Crampton Tower	01843 871133
Dickens House Museum	01843 861232
Quex Park	01843 841119
Lilliput Mini Golf	01843 861500
Turner Contemporary	01843 233000
Spitfire and Hurricane Museum	01843 821940
Hornby Visitor Centre, Westwood	01843 233524
Shell Grotto, Margate	01843 220008
Dreamland	01843 295887

Ground Floor

Approx. 197.5 sq. metres (2125.8 sq. feet)



GROUND FLOOR

Entrance Hall 13'1 x 10'2 (3.99m x 3.10m)
Lounge Area 15'4 x 13'0 (4.68m x 3.97m)
Dining Area 12'2 x 8'8 (3.71m x 2.64m)
Kitchen Area 11'9 x 8'9 (3.58m x 2.67m)
Sun Room Extension 24'6 x 11'1 (7.47m x 3.38m)
Sitting Room 13'8 x 12'9 (4.17m x 3.89m)
Kitchen/Utility Room 12'2 (3.71m) narrowing to 9'0 (2.75m) x 9'3 (2.82m)

Bedroom 1 14'7 x 13'5 into bay (4.45m x 4.09m)
Dressing Room 8'8 x 8'3 (2.64m x 2.52m)

Bedroom 2 14'9 x 13'4 into bay (4.50m x 4.07m)
Bedroom 3 10'1 x 9'7 (3.08m x 2.92m)
Bedroom 4 12'2 x 8'9 (3.71m x 2.67m)

Bathroom
Cloakroom

OUTSIDE

Rear Garden
Front Garden
In & Out Driveway
Garage

23'9 x 10'3 (7.24m x 3.13m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Council Tax Band: G
Tenure: Freehold

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