

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



# 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.

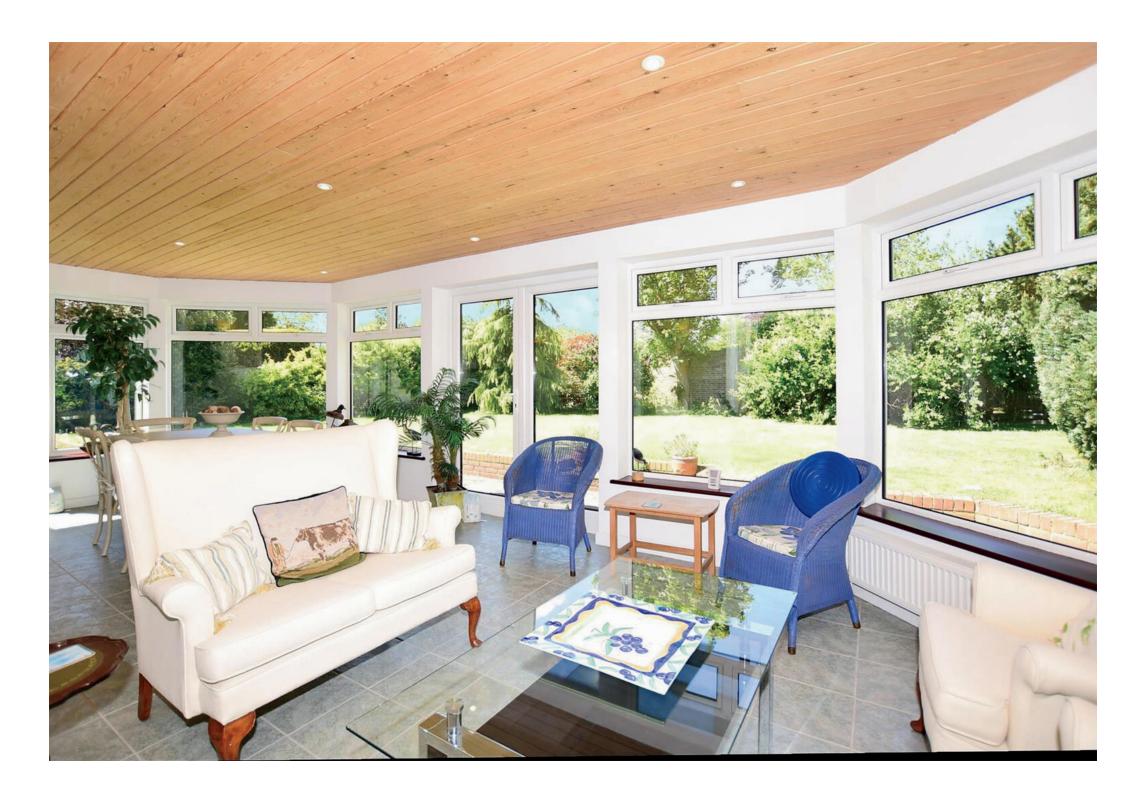
From the moment you step into the large entrance hall your eyes are drawn through the double glass doors to the attractive lounge area with an archway through to the dining area and the gorgeous sun room extension that spans part of the rear of the property. It is here that the family are likely to spend 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 to 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 a. well as the sandy beaches is not far away and we are within walking distance of Broadstair. station, so you can be in London in just over an hour and 20 minutes.

<sup>\*</sup> 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 no necessarily reflect the views of the agent.











01843 604080

01843 871102

Folk Week

Food Festival



Travel		Healthcare		Entertainment	
Broadstairs Station	0.7 miles	St Peter's Surgery	01843 608860	Theatre Royal	01843 293397
Channel Tunnel	35.3 miles	Albion Road Surgery	01843 608836	Winter Gardens Theatre, Margate	01843 292795
Dover Docks	24 miles	Osborne Road Surgery	01843 863353	Sarah Thorne Theatre, Broadstairs	01843 863701
Gatwick Airport	87 miles	Mocketts Wood Surgery	01843 862996	Granville Theatre, Ramsgate	01843 591750
Canterbury	21 miles	QEQM Hospital	01843 225544	Vue Cinema Complex	0871 2240240
Charing Cross	82 miles			Palace Cinema	01843 865726
		Education		Tartar Frigate restaurant	01843 862013
Trains from Broadstairs		Primary Schools:		Royal Albion Hotel	01843 868071
Hi Speed St Pancras	1hr 22mins	Callis Grange Nursery and Infant	01843 862531	Charles Dickens pub	01843 603040
Charing Cross	1hr 56mins	St Peter's Primary	01843 861430	Wyatt and Jones	01843 865126
Victoria	1hr 48mins	St Joseph's Primary	01843 861738		
Canterbury West	25 mins	Upton Junior	01843 861393	Local Attractions / Landmarks	
Ashford International	42 mins	Haddon Dene	01843 864941	Crampton Tower	01843 871133
		Wellesley House	01843 862991	Dickens House Museum	01843 861232
Leisure Clubs & Facilities		St Lawrence Junior	01843 572900	Quex Park	01843 841119
Surf School Joss Bay	01843 868171			Lilliput Mini Golf	01843 861500
North Foreland Golf Club	01843 862140	Secondary Schools:		Turner Contemporary	01843 233000
Thanet Wanderers RUFC	01843 868857	Charles Dickens	01843 862988	Spitfire and Hurricane Museum	01843 821940
Broadstairs and St Peter's Bowls Club		St Georges	01843 609000	Hornby Visitor Centre, Westwood	01843 233524
Broadstairs and St Peter's Tennis Club		Dane Court Grammar	01843 864941	Shell Grotto, Margate	01843 220008
Dickens Week	01843 861827	Chatham and Clarendon House	01843 591075	Dreamland	01843 295887
Water Gala Day	07789 742828	St Lawrence Senior	01843 572900		

### Approx. 197.5 sq. metres (2125.8 sq. feet) Sun Room Extension Kitchen Bedroom 4 Area Sitting Dining Lounge Room Area Area Kitchen/Utility Room Dressing Room **Entrance** Hall Bedroom 3 Bedroom 1 Bedroom 2

**Ground Floor** 

#### 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)

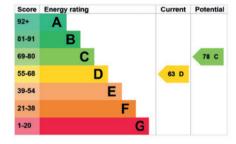
Dressing Room 8'8 x 8'3 (2.64m x 2.52m)
En-Suite Bathroom
Bedroom 2 14'9 x 13'4 into bay (4.50m x 4.07m)

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

Rear Garden Front Garden In & Out Driveway Garage

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



Council Tax Band: G 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 © 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 21.01.2025



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