



Tait House
20 Lanthorne Road | Broadstairs | Kent | CT10 3LZ



Step inside

Tait House

Tait House is a wonderful 'hidden gem', steeped in history and located just behind Lanthorne Road in Broadstairs. This fascinating residence has its origins in the mid nineteenth century when it was the staff quarters for the St Peter's Orphan and Convalescent Home for Girls, founded by Catherine Tait, wife of the then Archbishop of Canterbury, Archibald Tait. Since that time it has been extended over the years and with its patterned brickwork, flint inserts and chimneys it has charming external appeal and is now a warm and welcoming family home that has not been on the market for 45 years, indeed since the early 1970s.

The property sits amidst 0.8698 of an acre of grounds and is approached down a long drive that continues round to the double garage and hard standing for off road parking. The drive is bordered by two lawns with beautiful mature trees. An entrance to the property opens into a hallway with access to the spacious dual aspect country style kitchen/breakfast room with space for a seating area. French doors give access from the terrace to a delightful garden with mature shrubs and flower borders, surrounded by a flint wall. There is also a door to the snug, where the family spend much of their time. The kitchen includes space for a four oven Aga, shaker style units housing a fridge freezer, dishwasher and a double Butler's sink while still leaving plenty of room for a large table and chairs. The cosy dual aspect snug also has French doors to the terrace and two walls of fitted book shelves and is just the place to enjoy a quiet read.

Friends and family will be delighted to sit down to a meal in the charming dining room with views over the adjacent field and a door to the pantry and wine cupboard, while a corridor leads to the attractive sitting room with recessed arched shelving and a bay window overlooking the garden. There is also an impressive dual aspect study with full height book shelves, a utility room and a cloakroom that also has fitted cupboards and book shelves.

Further storage is available under the staircase that leads to the spacious first floor galleried landing with a delightful seating area and access to the principal attic. The dual aspect main bedroom includes a wall of fitted cupboards and an en suite bathroom while a partially vaulted dual aspect fourth bedroom has a Velux window, fitted cupboards and an en suite bathroom with a bath and separate shower. The other two adjoining double bedrooms share another bathroom and each of these two rooms has a wall of fitted cupboards. However this area could make an excellent 'hideaway' for siblings or a teenager looking for a little independence and privacy as one of the rooms could be used as a sitting room where they could entertain their friends. From this end room there is access to a second smaller attic.

An archway beside the double garage leads to the spacious rear garden that is surrounded by a flint wall and includes delightful terraces for al fresco dining bordered by lawns and shrub beds.







Seller Insight

“ This has been our family home for almost 45 years and, while it will be a great wrench to leave, we feel that now the family have flown the nest it is time to downsize. We love the peace, tranquility and the character of this special home and its surroundings. It is very private, secure and safe for children and pets with only a large field behind us.

At the same time we are but a short walk from Stone Bay with its sandy beach and are also quite close to the centre of Broadstairs with its variety of restaurants, pubs, independent shops, beauty and hair salons and renowned Viking Bay, while the station is easily accessible with the fast train to St Pancras taking less than an hour and a half. There are also annual events such as Folk Week, the Dickens Festival and the Food Fair. Another great advantage of Broadstairs is that it includes some Outstanding schools including primary and prep schools, excellent grammar and secondary schools.

For sporting enthusiasts we overlook the excellent North Foreland Golf club and there are many opportunities and facilities for sailing, squash, tennis, cricket, bowls and rugby clubs as well as a riding centre. While, if you need more in depth retail therapy, we can easily get to Westwood Cross where you will find a wide selection of high street stores and retail outlets as well as the Vue cinema, a casino, bars and restaurants.

History

Tait House lies within the grounds of the former St Peter's Orphanage and Convalescent Home for Girls founded in 1866 by Catherine Tait the wife of the then Archbishop Tait. The original Tait House had been built as an annexe for the matron of the Home and staff. The home closed in the early 1950s and was demolished. Tait House then became the Headmasters House for the adjacent Stone House School. After the school closed in 1970 Tait House became a family home. There have been numerous changes since then becoming the characterful family home it is today.

* 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:	
Broadstairs Station	1.1 miles
Channel Tunnel	29.9 miles
Dover Docks	22.6 miles
Gatwick Airport	84.7 miles
Canterbury	18.9 miles
Charing Cross	79.8 miles

By Train from Broadstairs:	
High-Speed St. Pancras	1hr 23 mins
Charing Cross	1hr 56 mins
Victoria	1hr 55 mins
Canterbury West	27 mins
Ashford International	43 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	018143 861293
Broadstairs and St. Peter's Tennis Club	

Healthcare

St. Peter's Surgery
Mocketts Wood Surgery
Broadstairs Medical Practice
Broadstairs Health Centre
QEQM Hospital

Education

Primary Schools:
Callis Grange Nursery and Infant
St. Peter's Primary
St. Joseph's Primary
Upton Junior
Wellesley Haddon Dene
St. Lawrence Junior

Secondary Schools:

Charles Dickens
St. George's
Dane Court Grammar
Chatham and Clarendon House
St. Lawrence Senior

01843 608860
01843 862996
01843 608836
01843 255300
01843 225544

01843 862531
01843 861430
01843 861738
01843 861393
01843 862991
01843 572900

01843 862988
01843 609000
01843 864941
01843 591075
01843 572900

Entertainment

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
Samworth and Mee	01843 867792

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



GROUND FLOOR

Reception Hall	13'4 x 11'8 (4.07m x 3.56m)
Cloakroom	
Sitting Room	15'2 x 13'1 (4.63m x 3.99m)
Study	16'5 maximum x 13'8 (5.01m x 4.17m)
Utility Room	
Pantry & Wine Cupboard	
Dining Room	15'2 x 14'3 (4.63m x 4.35m)
Kitchen/Breakfast Room	30'6 x 12'4 (9.30m x 3.76m)
Snug	17'2 x 12'6 (5.24m x 3.81m)
Boot Room/Lobby	

FIRST FLOOR

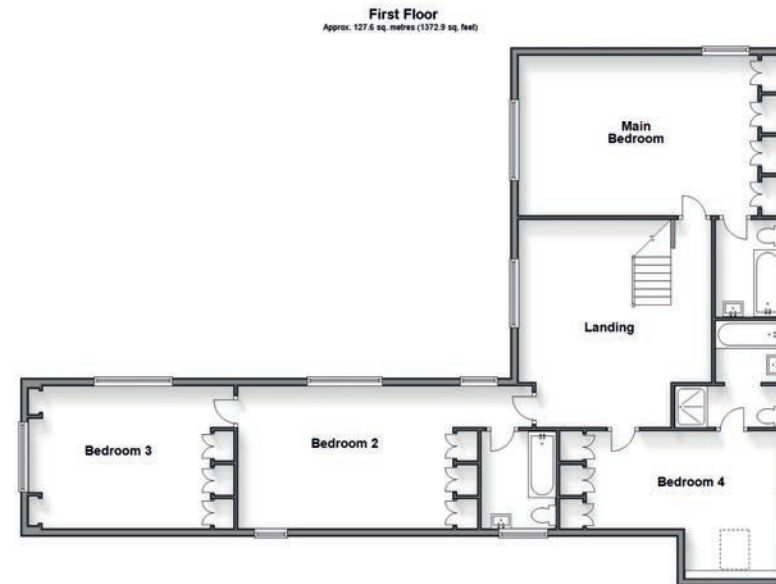
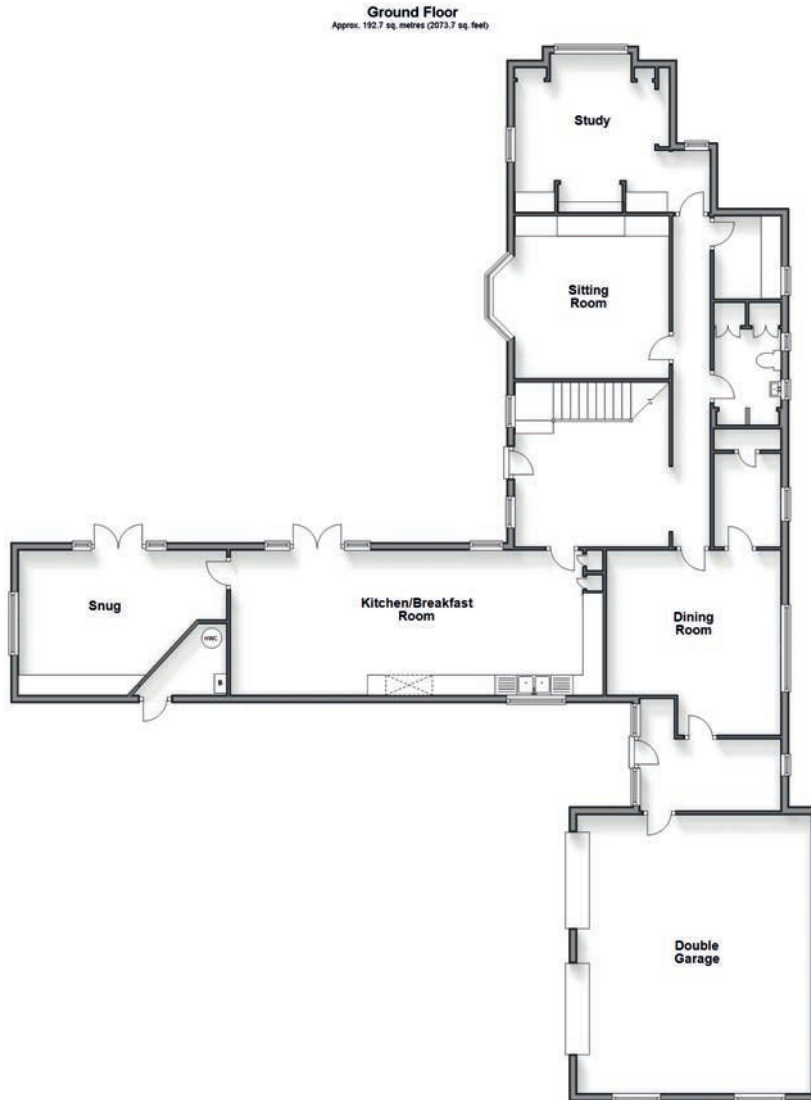
Landing	
Main Bedroom	18'3 x 12'8 (5.57m x 3.86m)
En Suite Shower Room	
Bedroom 3	14'7 x 13'4 (4.45m x 4.07m)
Bedroom 2	15'9 x 12'3 maximum (4.80m x 3.74m)
En Suite Shower Room	
Bedroom 4	
En Suite Shower Room	19'8 x 13'3 (6.00m x 4.04m)

OUTSIDE

Rear Garden
Side Garden
Front Garden
Gated Driveway
Double Garage

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	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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