



Broadstairs House
24 Ramsgate Road | Broadstairs | Kent | CT10 1PP



Step inside

Broadstairs House

Set back at an angle off Ramsgate Road is this superb example of a Victorian seaside villa built circa 1860, only a few minutes' walk from Broadstairs' sandy beaches and close to the town centre. The five storey property is full of external original and period features including high chimneystacks, flint walls interspersed with patterned brickwork, bay windows, an impressive original front door with stained glass insets and, most exciting of all, the top floor Crows Nest peeking out over the roof.

The property has off road parking for two cars bordered by a charming front garden and steps that lead to the front entrance. There is a lobby with a pair of glazed doors that lead to the spacious entrance hall with a cloakroom and it is at this stage you can begin to appreciate some of the wonderful internal period features that abound within the house. These include original stripped pine floors and the original sweeping mahogany staircase, fabulous ornate corniced ceilings and equally attractive ceiling roses, dado and picture rails, window shutters and fireplaces.

Whether you want to continue an existing bed and breakfast business or you are looking for a wonderful family home, there is a plenty of flexible accommodation available to suit a variety of needs. On the ground floor you are greeted by a delightful dining room with a bay window, a stunning corniced ceiling and matching ceiling rose as well as an Art Deco style fireplace with an open fire and a marble surround, which could be just the place cosy up to on a cool winter's evening. Next door is currently used as a double bedroom, which is very useful for family members or guests who find the stairs difficult. However it could equally well make a charming snug/office or formal dining room. It has floor to ceiling sash windows with lovely views over the rear garden and includes an inset arched area with a wall of built in shelving and an ensuite shower room. This has original French doors with stained glass insets and opens to steps down to the garden.

The lower ground floor features a large storage cellar, a cosy sitting room with a triple bay window overlooking the front garden, a large understairs pantry and a corridor with original internal leaded light windows that leads to the garden. Here you will find a log store and a gate to the front parking area. Also on this floor is 'the hub of the household' – a surprisingly light and bright dual aspect kitchen/diner with Karndean flooring, a range cooker and units housing a variety of built in and free standing appliances. There is also a peninsular breakfast bar, plenty of space for a dining table and French doors opening to steps up to the garden.

Stairs to the first floor include a charming window feature and leads to a landing with access to a linen cupboard and boiler room as well as a double bedroom with an ensuite shower and a single bedroom that opens into a double bedroom with sea glimpses. It has a marble fireplace and an ensuite bathroom with a bath and separate shower.

While on the second floor there are what are currently the family quarters including a bathroom with a claw foot bath, a separate cloakroom, two double bedrooms with fascinating arched ceilings, cast iron fireplaces and sea views. Two additional double bedrooms overlook the garden with one currently used for storage but could be an excellent snug. This floor could make a great 'flat' for teenagers or adult family members looking to have a bit of independence and somewhere to entertain their friends.

This floor also includes a door with stairs up to the 'piece de resistance' – the stunning and spacious 'Crows Nest' viewing gallery – one of the highest vantage points in Broadstairs. It has windows on all sides providing a 360 degree view of the town and panoramic sea views across to the Goodwin Sands and France on a clear day. It has a seating area and is also currently used as an office and you can understand why as the views can give you inspiration while you work. To enhance this even further it would be possible to create a balcony/roof terrace around the observatory, subject to planning.

The delightful south facing garden gets the sun all day. It has a spacious lawn surrounded by shrubs, flint walls and close board fencing and includes a vegetable garden and a couple of useful garden sheds.



Seller Insight



“ We fell in love with this characterful house as soon as we saw it some 21 years ago and our large family have enjoyed everything the house has to offer. About 12 years ago we decided to develop a bed and breakfast business and created three ensuite guest bedrooms on the ground and first floor. It has been highly successful and we have been delighted to gain awards and have a five star rating on Trip Advisor and obviously new owners can continue the business if they are looking to generate an income. There is also the opportunity for development by creating an annex at the bottom of the garden, subject to planning permission, as there is independent access from the parking area to the garden.

However it really does make a very special family home with everything you need virtually on the doorstep. Broadstairs is a real gem of a Victorian seaside resort with its individual shops, bars, restaurants, a small theatre and a cinema as well as mini golf and annual events such as Folk Week, the Dickens Festival and the Food Fair, not to mention the regular firework displays and music at the bandstand. We are very close to Louisa Bay and the well-known Viking Bay with its picturesque harbour and beautiful sandy beach while other beaches include Stone Bay and Joss Bay for surfing.

Another advantage of our location is that you can walk to the wide variety of excellent primary, junior and secondary schools including a very good grammar school and the station where the fast train can whisk you to London in under an hour and a half. There is a prep school in Broadstairs and a private school in Ramsgate plus plenty of sports clubs including squash, tennis, cricket and rugby as well as the renowned North Foreland golf club for golfing aficionados.

For some serious retail therapy, Westwood Cross ticks all the boxes, with its wide range of high-street stores, while the Vue cinema complex and casino caters for a variety of entertainment needs. There are excellent transport links, with nearby bus stops to Margate and Ramsgate and the dual carriageway network to Dover and the Thanet Way and M2 to Faversham and London makes Broadstairs very accessible for drivers.*

* 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.

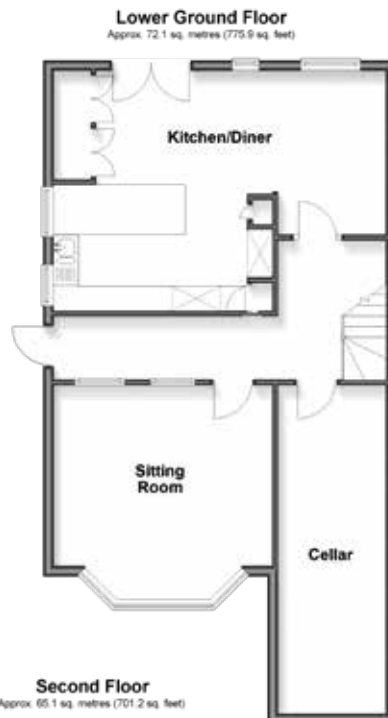




Travel	
By Road	
Broadstairs Station	0.6 miles
Channel Tunnel	29.7 miles
Dover Docks	23.2 miles
Canterbury	18.3 miles
Gatwick Airport	83.5 miles
Charing Cross	81.3 miles
By Train from Broadstairs:	
High-Speed St. Pancras	1hr 22 mins
Charing Cross	1hr 56 mins
Victoria	1hr 48 mins
Canterbury West	25 mins
Ashford International	42 mins
Leisure Clubs & Facilities	
Surf School Joss Bay	01843 868171
North Foreland Golf Club	01843 862140
Thanet Wanderers RUFC	01843 868857
Bannatynes Health Club and Spa	01843 600606
Broadstairs and St. Peter's Bowls	01843 861293
Broadstairs and St. Peter's Tennis Club	
Broadstairs cricket club	01843 601590

Healthcare	
The Grange Medical Centre	01843 572740
St Peters Surgery	01843 608860
Broadstairs Medical Practice	01843 608836
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
Wellesley Hadden Dene (ind)	01843 862991
St. Lawrence Junior (ind)	01843 572900
Secondary Schools:	
Charles Dickens	01843 862988
St. George's	01843 609000
Dane Court Grammar	01843 864941
Chatham and Clarendon House	01843 591075
St. Lawrence Senior	01843 572900

Entertainment	
Sarah Thorne Theatre	01843 863701
Vue Cinema Complex	0871 2240240
Palace Cinema	01843 865726
Tartar Frigate	01843 862013
Royal Albion Hotel	01843 868071
Charles Dickens pub	01843 603040
Kebbels Seafood restaurant	01843 319002
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 220000



Council Tax Band: E
Tenure: Freehold



UPPER GROUND FLOOR

Porch
Hall
Cloakroom
Dining Room 15'11 x 14'5 (4.85m x 4.40m)
Bedroom 1 15'7 x 13'0 (4.75m x 3.97m)
En Suite Shower Room

LOWER GROUND FLOOR

Entrance Hall
Kitchen/Diner 19'2 maximum x 15'9 (5.85m x 4.80m)
Sitting Room 13'7 x 12'0 (4.14m x 3.66m)
Cellar 21'10 x 5'5 (6.66m x 1.65m)

FIRST FLOOR

Landing
Bedroom 2 15'10 x 14'5 (4.83m x 4.40m)
En Suite Bath/Shower Room
Bedroom 3 10'4 x 9'10 (3.15m x 3.00m)
En Suite Shower Room
Bedroom Area 8'7 x 6'3 (2.62m x 1.91m)

SECOND FLOOR

Landing
Bedroom 4 12'1 x 10'5 (3.69m x 3.18m)
Bedroom 5 12'1 x 10'5 (3.69m x 3.18m)
Bathroom
Bedroom 6
Bedroom 7
Separate WC

TOP FLOOR

Office/Viewing Gallery 17'4 x 5'6 (5.29m x 1.68m)

OUTSIDE

Rear Garden
Driveway

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