



Glenhill Cottage
71 Liverpool Road | Walmer | Deal | CT14 7NN

Step inside

Glenhill Cottage

Originally built in 1850, this very individual, characterful and extended cottage backs onto the grounds of Walmer Castle. It is located on a semiprivate road that leads to the Glen* nature walk which is completely secluded with un-spoilt views of the seafront and beach.

With its traditional white weatherboarding exterior, ornate barge boards, chimneystacks, bay and casement windows as well as a veranda, the cottage has enormous external appeal enhanced by the delightful wraparound garden. Although internally the current owners have modernised the property considerably during their 12 years tenure, they have paid homage to the age and character of the cottage and tastefully incorporated original and period features such as wood flooring, picture and dado rails, panelled doors and fireplaces.

Vehicular access to the property is via a spacious gravel parking area that leads to a double carport, a gate to the rear garden and bin store. There is also a holly hedge archway to the front garden with its block paved paths that wind their way around charming seating areas for relaxing in the sunshine or outdoor entertaining interspersed with lawns, shrubs, clipped trees and hedgerows.

There is a porch leading to the hall with black and white tiled flooring and a stained glass door to the semi basement with two useful coat cupboards and access to the delightful dual aspect drawing room. This has a marble fireplace and log burner as well as two sets of French doors to the wonderful, covered veranda where you can sit and enjoy the surroundings. An adjacent sitting room features an impressive oak mantle and brick surround log burner stove as well as a fascinating bay window that includes two sets of French doors to the garden and leads directly to the formal dining room that has shelving and another wood burning stove.

The country style kitchen/breakfast room in the newer part of the property is something special. With its feature brick walls, tiled floor and green two oven Aga, it provides a warm and welcoming feel and includes attractive shaker style units with marble worktops. The kitchen houses a built in induction hob and oven as well as an integrated fridge, freezer, wine cooler and dishwasher, while still leaving plenty of space for a large table and chairs for those daily family get togethers. It also has a door and stairs to bedroom 3 and access to a cloakroom and utility room with laundry facilities as well as an external door leading to steps down to a pedestrian entrance from the road.

Stairs lead up to a half landing from the hall that has French doors to the rear garden which features a large lawn and a charming gazebo. There is a cloakroom and stairs to the dual aspect principal bedroom with lovely views, an original fireplace, double doors to a large dressing room/bedroom 4 and steps down to an impressive ensuite bathroom. You will also find a large airing cupboard, a trendy family shower room with a marble basin and a double bedroom with built in wardrobes and eaves storage.











Seller Insight

“ We have always loved this cottage and, if we could take it with us on our move to Northern Ireland, we would. It is an incredibly special place with a wonderful character and, whether it is 'dressed overall' for Christmas or bathed in summer sunshine, the place is a home for all seasons. We love the fact you can wander up to the Glen for an interesting walk or enjoy a day on the beach with family and friends.

Walmer has some local shops, bars and restaurants as well as the bandstand and Downs Sailing Clubhouse along the Strand. The fast train from Walmer station can whisk you to London in under an hour and 20 minutes while it is not far only a short drive to Dover and Folkestone for trips to the Continent. Deal is close by with its plethora of quaint streets, period properties, excellent restaurants including the Dining Club, The Blue Pelican and Little Harriet's tea rooms. There are also a raft of attractive independent shops as well as the Saturday market and the seafront with its historic pier.

Golfing enthusiasts can enjoy their game at the Kingsdown and Walmer and the Royal Cinque Ports golf clubs and if you want to go slightly further afield there are also the championship courses at Sandwich. As far as education is concerned there are very good primary schools in the area, including Warden House, rated Outstanding by Ofsted, while a wide variety of excellent grammar and private schools are available in the nearby towns.”*

*The Glen is a former chalk quarry in the grounds of Walmer Castle and was originally created by William Pitt the Younger and his niece Lady Hester Stanhope between 1802 and 1806 and was resurrected in 2019 and includes woodland walks, interesting plants and bird wood carvings.

* 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 Information

Walmer Station	1.0 mile
Dover Docks	8.7 miles
Sandwich	6.6 miles
Channel Tunnel	18.8 miles
Canterbury	17.8 miles
Charing Cross	82.8 miles
Gatwick	85.8 miles

By Train from Walmer	
St. Pancras	1hr 20 mins
Sandwich	10 mins
Canterbury East	34 mins
Charing Cross	1hr 58 mins
Victoria	1hr 46 mins
Ashford International	40 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:	
Warden House	01304 375040
The Downs Primary	01304 372486
Deal Parochial School	01304 374464
Dover College Junior	01304 205969

Secondary Schools:

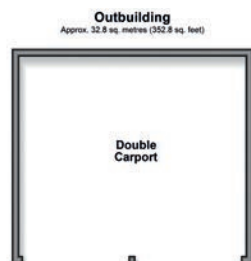
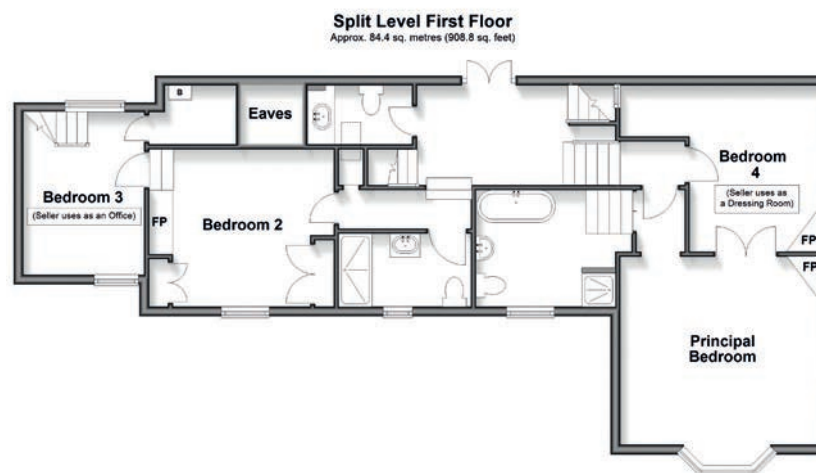
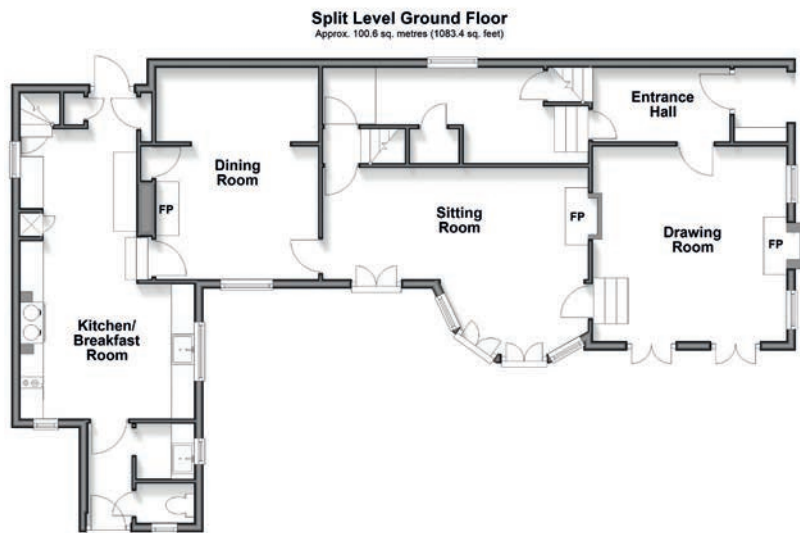
Dover Grammar School for Boys	01304 206117
Dover Grammar School for Girls	01304 206625
Sir Roger Manwood's Grammar	01304 610200
Dover College	01304 205969
Duke of York's Military School	01304 245024
Kings School Canterbury	01227 595501
St Edmunds	01227 475000
Kent College	01227 763231
St Lawrence Senior	01843 808080
King's School, Canterbury	01227 595501
Kent College	01227 763231
St Edmunds	01227 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 and gardens
Deal Castle
The White Cliffs of Dover and Samphire Hoe
Betteshanger Country Park
Deal Pier
Knights' Templar Church, Dover
Saturday market Deal



SPLIT LEVEL GROUND FLOOR

Porch

Hall

Drawing Room

Sitting Room

14'0 x 14'0 (4.27m x 4.27m)

19'0 (5.80m) x 14'0 (4.27m)

narrowing to 13'0 (3.97m)

Dining Room

14'10 x 11'10 (4.52m x 3.61m)

Kitchen / Breakfast Room

24'6 x 11'6 (7.47m x 3.51m)

Cloakroom

Utility Room

FIRST FLOOR

Landing

Principle Bedroom

14'7 x 13'0 (4.45m x 3.97m)

En Suite bath & shower room

10'7 x 8'3 (3.23m x 2.52m)

Dressing room / Bedroom 4

11'5 x 9'4 (3.48m x 2.85m)

Bath / shower room

Bedroom 2

12'4 x 10'5 (3.76m x 3.18m)

Bedroom 3

11'5 x 8'5 (3.48m x 2.57m)

Cloakroom

OUTSIDE

Rear Garden

Front Garden

Driveway

Outside Carport

20'4 x 17'3 (6.20m x 5.26m)

Council Tax Band: F
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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