



The Secret Cottage
24 York Road
Walmer, Deal, CT14 7EA

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THE SECRET COTTAGE

24 York Road, Walmer, Deal

A beautiful detached house, hidden from view and enclosed within its own charming gardens.

Situation

York Road forms part of the Walmer Seafront Conservation Area with access to number 24 situated a third of the way along this popular, residential street. The house is set back from the road, and hidden from view. This exceptionally private property is only a short stroll from the beach, Walmer Green, The Royal Marines Bandstand, and The Strand. Opportunities for walking, entertainment and shopping are boundless, with cafes, a florist, a pet shop, doctor's surgeries, pubs, Walmer paddling pool and adventure golf, cycle hire and general/DIY stores. Within easy reach, Deal to the North has a rich history, and an award winning high street which offers fantastic shopping, galleries, restaurants, inns and vibrant cafes. The famous coastline has a flat seven mile stretch from Kingsdown to the sand dunes of Sandwich Bay. The mainline railway station offers the Javelin high speed link to London St Pancras.

appliances integrated into the cabinetry, and hardy solid wood worktops. A traditional white ceramic farmhouse sink is set under the window, with floor and wall tiles in a warm honey brown hue. Stairs descend from the dining room to the lower ground floor which is home to a cosy informal cinema room, which also makes for an excellent cocktail room, but could provide additional sleeping quarters. Ascending to the first floor from the hallway, the staircase is clad on one side in original wainscoting with the landing space opening separately to two double bedrooms. Panelled wardrobes line one wall of the bedroom to the right and there is a lovely fireplace. Off the rear landing, which has a built in linen cupboard lined with wooden slatted shelves and radiator, there is a shared bathroom with a claw foot bath and tile lined overhead shower. There is built in storage on either side of the room, with one cupboard providing plumbing for a washing machine. This exceptional, uniquely private home is double glazed, gas centrally heated and is being sold with no onward chain.

The Property

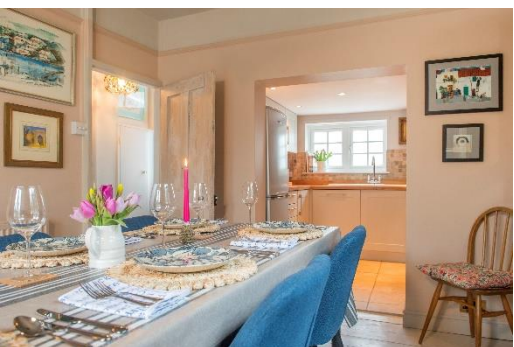
A quintessential hidden gem, this beautiful house lies at the end of a gated, private walkway and is concealed from view in an exceptionally peaceful setting. Occupying a significantly larger footprint than many of the other houses in York Road, The Secret Cottage is entirely enclosed within its own grounds in a unique location just one road back from Walmer seafront and The Strand. The internal accommodation extends to approx. 979 sq ft over three storeys, with a further garden studio and ancillary garden storage. The house is surrounded on all sides by the garden and courtyard.

Opening via a half glazed storm porch to the hallway on the ground floor, the staircase lies ahead with two lovely principal dual aspect reception rooms arranged on either side. The drawing room to the right has a working gas fireplace and bespoke built-in library bookshelves. The dining room lies to the left of the hallway with French doors opening onto the rear garden, and space for a large family dining table and chairs. Additional windows to the side, frame a mature honeysuckle. The kitchen is semi open plan to the dining room and is comprised of panelled shaker units, with dishwasher and cooking

Outside

The south-easterly facing courtyard garden to the front is a tranquil, secluded sun filled space with honeysuckle and jasmine surrounding the front door, allowing for a wonderful scent in summer. There is a very useful outside loo set within the courtyard, and a purpose built bin store. To the rear of the house, the enchanting garden is a haven for visiting birds and industrious bees, and is thoughtfully planted with climbing roses, hydrangeas, and rosemary. A wonderful feature is the magnificent, mature Camellia tree taking centre stage on the lawn which is edged with a well tended selection of mature planting. A york stone paved terrace is used for alfresco dining. Within the garden, there is a brilliant garden studio which provides flexible, ancillary living space and having been used as a home gym, is currently used as an office/study with plenty of sockets and its own consumer unit and TV aerial. An additional store room with a separate entrance lies to the rear of the garden studio. There is a secondary door to the side of the house for private access from the front courtyard to the rear garden, and a further gate at the other end of the garden which is set in the boundary wall, provides access to a grassed alley leading to Wollaston Road.





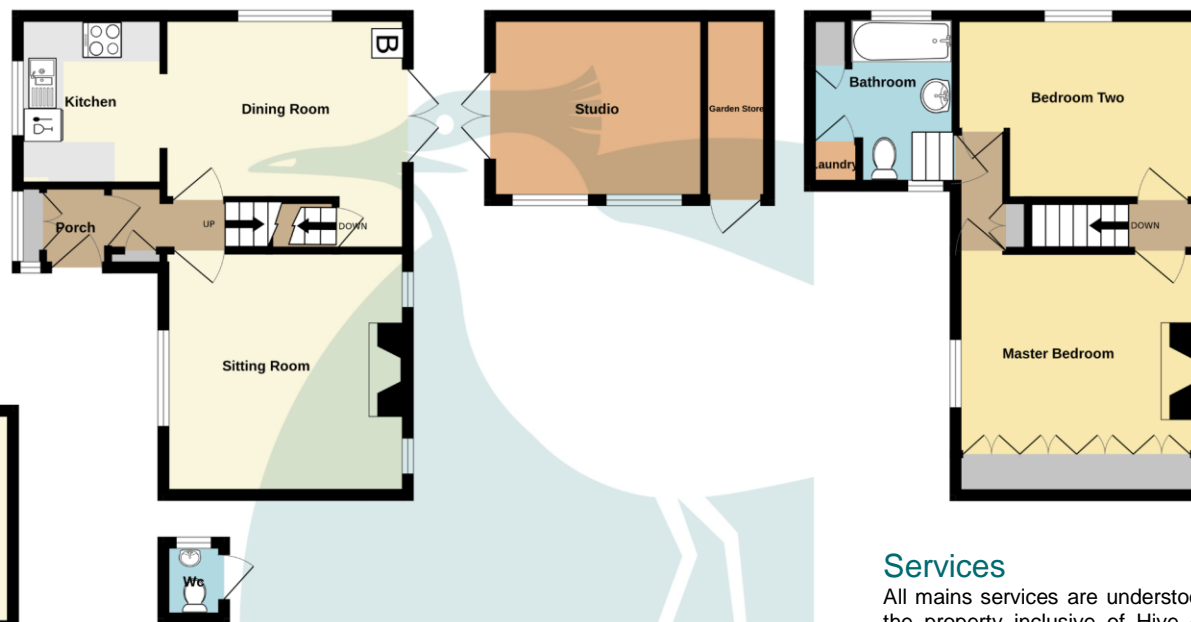
To view this property call Colebrook Sturrock on **01304 381155**

Ground floor
512 sq.ft. (47.6 sq.m.) approx.

First floor
343 sq.ft. (31.9 sq.m.) approx.



Lower ground floor
123 sq.ft. (11.5 sq.m.) approx.



TOTAL FLOOR AREA : 979 sq.ft. (90.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Services

All mains services are understood to be connected to the property inclusive of Hive controlled gas central heating and wiring in place for a Ring doorbell. Ultra-fast broadband is available in the cottage and studio.

Local Authority

Dover District Council, White Cliffs Business Park, Whitfield, Dover, Kent, CT16 3PJ.

Tenure

Freehold

Current Council Tax Band: B

EPC Rating: D

Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.

Ground Floor

Sitting Room

12' 2" x 12' 2" (3.71m x 3.71m)

Dining Room

12' 2" x 9' 1" (3.71m x 2.77m) plus recess.

Kitchen

7' 3" x 7' 11" (2.21m x 2.41m)

Lower Ground Floor

Cinema Room

11' 6" x 10' 9" (3.50m x 3.27m)

First Floor

Master Bedroom

12' 2" x 12' 2" (3.71m x 3.71m) to inc. fitted wardrobes.

Bedroom Two

12' 3" x 8' 11" (3.73m x 2.72m) narrowing to (1.62m)

Bathroom

8' 4" x 7' 7" (2.54m x 2.31m)

Outside

Studio

10' 8" x 9' 1" (3.25m x 2.77m)

Garden Store

9' 1" x 3' 3" (2.77m x 0.99m)

WC

8' 4" x 7' 7" (2.54m x 2.31m)

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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Also in:

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• Hawkinge

• Saltwood

• Sandwich

