



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

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# THE SECRET COTTAGE

24 York Road, Walmer, Deal

An enchanting detached cottage, hidden from view and nestled within its own charming gardens.

## Situation

York Road forms part of the Walmer Seafront Conservation Area with number 24 situated a third of the way along yet hidden from view within this popular residential street. This exceptionally private property is only a short stroll from the beach, Walmer Green with the Royal Marines Bandstand, and the wonderful selection of thriving local businesses within and around The Strand including cafes, florist, adventure golf and Walmer paddling pool, cycle hire and general/DIY stores to name but a few. Deal to the North has a rich history and boasts an award winning high street offering specialist shops, galleries, restaurants, inns and a selection of vibrant cafes. The attractive 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.

home is fully double glazed, gas centrally heated and being sold with no onward chain.

## Outside

The Secret Cottage is hidden behind the wrought iron gate and private walkway, and accessed from York Road. A timber gate opens to an enclosed front courtyard garden, enjoying a south-easterly aspect, which wraps around the front and side of the cottage and includes a most useful outside cloakroom and purpose built bin store. A side gate provides access to the lovely private rear garden, which is a haven for visiting birds and industrious bees. The garden is enclosed by painted brick walls, laid to lawn and patio, and is edged with a well tended selection of mature planting including a magnificent camellia. Occupying one corner of the garden is a wonderful studio and garden store with power, light and TV aerial, perfect for a home office or for entertaining, which together with the York paved patio offers versatility and alfresco dining in this beautifully tranquil space.

## The Property

Accessed via a gated private walkway and concealed from view, The Secret Cottage is the quintessential hidden gem, and occupies a most convenient location just one road back from Walmer seafront and the amenities of The Strand. Once inside, an exquisite interior presents itself with the two principal dual aspect reception rooms flanking the entrance hallway. The striking sitting room has a focal point gas fireplace and built in bespoke bookshelves. The dining room is enveloped in delightful vistas with French doors opening onto the rear garden, and the side window framing a mature honeysuckle. The kitchen is semi open plan to the dining room and is comprehensively fitted with a range of classic shaker units, integrated dishwasher and cooking appliances, and solid wood worktops. Steps down from the dining room lead to a cosy and inviting cinema/cocktail room. To the first floor are two stylish double bedrooms, with ample fitted wardrobes and attractive fireplace to the master. Both bedrooms have independent access to a rear hallway and steps down to the bathroom which is fitted with a claw foot bath with overhead shower, built in storage and laundry cupboard with plumbing for washing machine. This exceptionally private, characterful

## 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

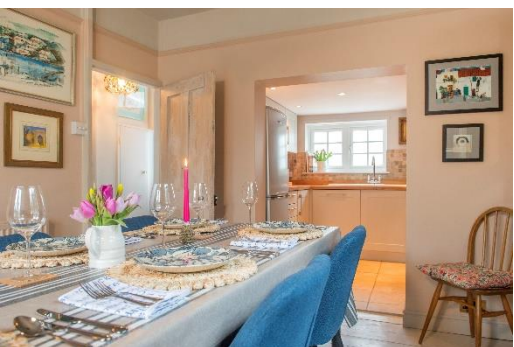
## Current Council Tax Band: B

## 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.





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

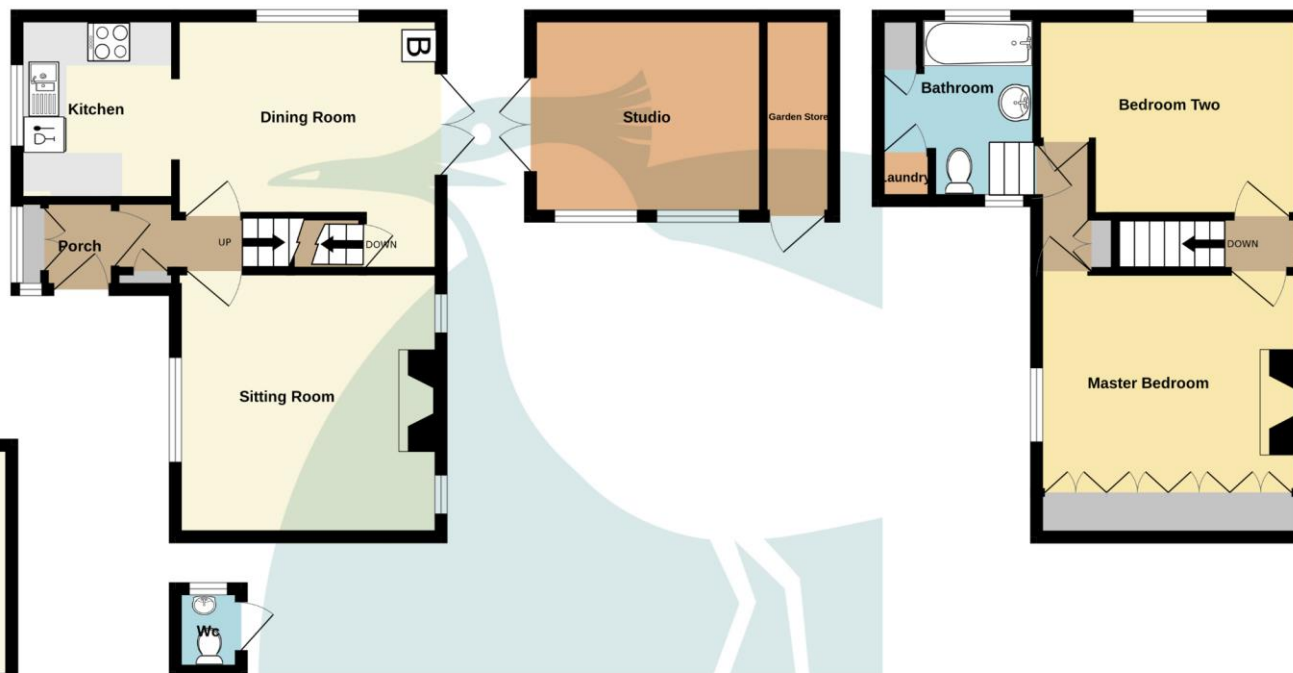
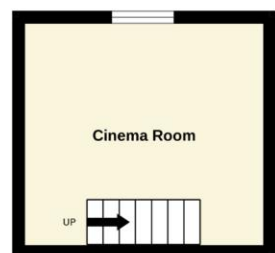


Ground floor  
512 sq.ft. (47.6 sq.m.) approx.

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		

## 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 5' 4" (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

3' 9" x 3' 0" (1.14m x 0.91m)

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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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