

THE CLIFF HOUSE

ST. MARGARET'S BAY • KENT







THE CLIFF HOUSE

ST. MARGARET'S BAY • DOVER • KENT • CT15 6HP

‘The most remarkable location on the Kent coast, with unrestricted views across the channel to France’

Accommodation:

Cliff House: Entrance hallway • Kitchen • Drawing room • Wine store • WC • Utility room • Sitting room • Snug • WC
Master bedroom suite with sitting room, dressing room, shower and en suite bathroom
4 bedrooms all en suite • Attic room

Annexe: Sitting room/kitchenette • 2 bedrooms • Bathroom en suite • Shower room • Mezzanine

Dolphin's Leap: Drawing room • Kitchen/breakfast room • WC • Bedroom
2 bedrooms • Bathroom

Baby Dolphin: Sitting room • Kitchen • Study • 2 bedrooms • Bathroom • WC

St Margaret's Old Lighthouse: Grade II Listed

Double Garage

Cliff House – 4,821 sqft (447.9 sqm)

Annexe – 1,037 sqft (96.4 sqm)

Garage – 458 sqft (42.6 sqm)

Dolphin's Leap – 1501 sqft (139.5 sqm)

Baby Dolphin – 1,233 sqft (114.6 sqm)

Lighthouse – 635 sqft (59.8 sqm)

In all about 11.5 acres

Knight Frank LLP
47 High Street,
Tunbridge Wells, Kent TN11 1PL
Tel: +44 1892 772 942
simon.biddulph@knightfrank.com



Knight Frank LLP
55 Baker Street,
London W1U 8AN
Tel: +44 20 7861 1093
oliver.rodbourne@knightfrank.com

www.knightfrank.co.uk

These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the brochure.

Situation



Dover – 5.2 miles
Folkstone – 15 miles (Eurotunnel)
Canterbury – 20 miles
Ashford – 27 miles (Eurotunnel)
London – 84 miles



A2 – 3.3 miles
M20 – 13 miles
M2 – 25 miles



Gatwick
Heathrow



Etchinghill Golf Club
Walmer & Kingsdown Golf Club
The Royal St George's Golf Club (14 time Open
Championship course)



Dover Sea Sports Centre
Royal Cinque Ports Yacht Club
St. Margaret's Bay



Dover
Folkstone



Dover Downs Raceway
Folkestone Racecourse

The Cliff House

Sitting on the edge of the white cliffs of Dover, The Cliff House occupies one of the most glorious positions along the south coast of England. Privately situated in its own 11.5 acres and surrounded by National Trust land, the property is secluded, private and protected.

The main house has been renovated by the past two proprietors and the current owners have carried out extensive redecoration to the main house during their occupation. Each room benefits from the stunning views towards the sea whilst the internal décor harmonises the property with its natural environment.

Downstairs offers flexible living accommodation, with a large drawing room off the kitchen, a triple aspect sitting room, two way snug and compact study. There is also the fabulous master bedroom suite with its own sitting room, dressing room and en suite.











The Annexe

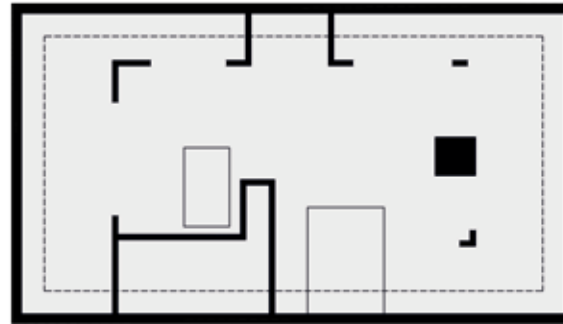
The annexe offers more flexible living space with its double height sitting room, kitchenette and Mezzanine, which also acts as the pool house. There are also two bedrooms, a bathroom and a shower room.



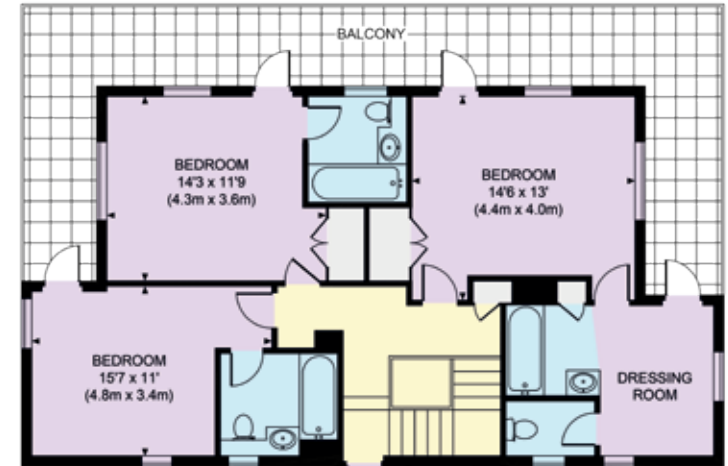
Approximate Gross Internal Floor Area
4821 sq.ft / 447.9 sq.m



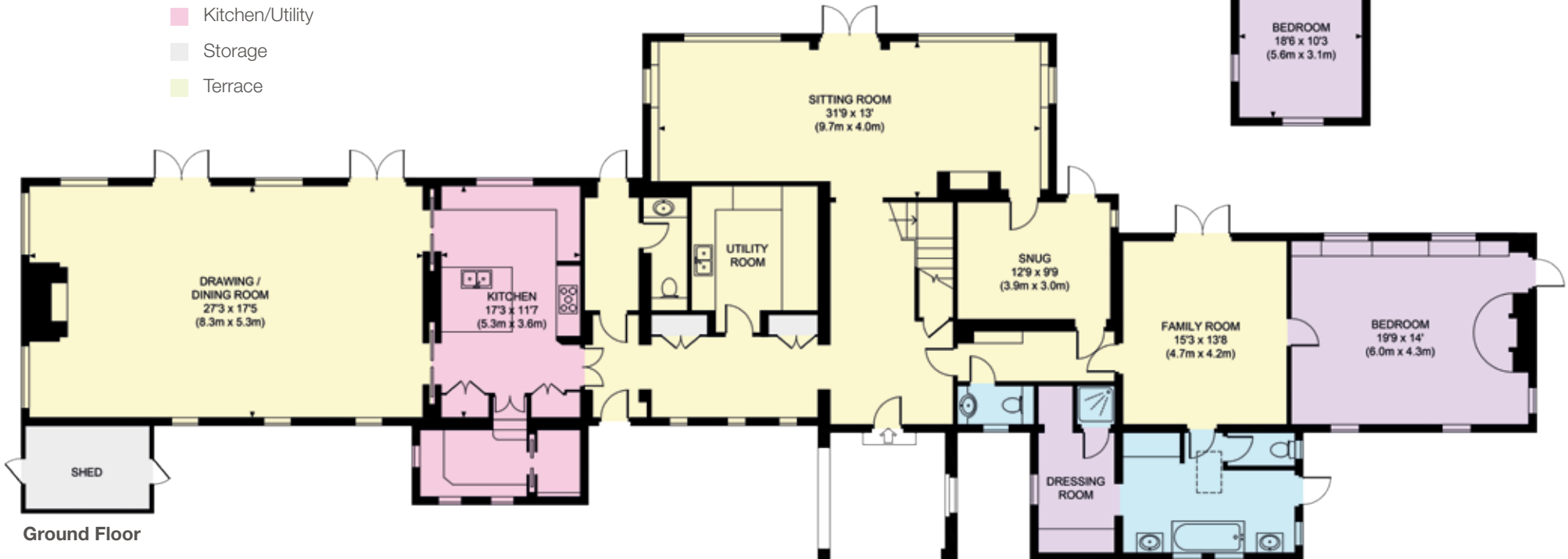
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace



Attic



First Floor



Ground Floor

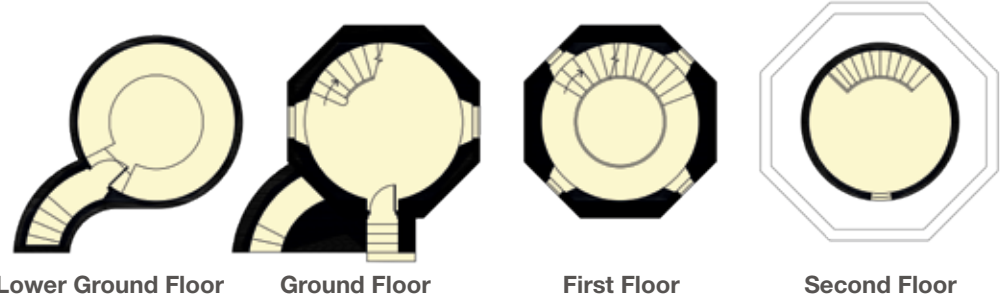
The Annexe



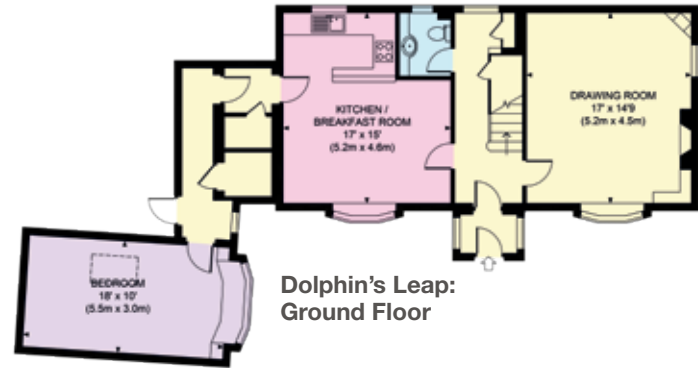
Approximate Gross Internal Floor Area
The Annexe: 1233 sq.ft / 114.6 sq.m



The Annexe: Ground Floor



Lower Ground Floor Ground Floor First Floor Second Floor



Dolphin's Leap: Ground Floor

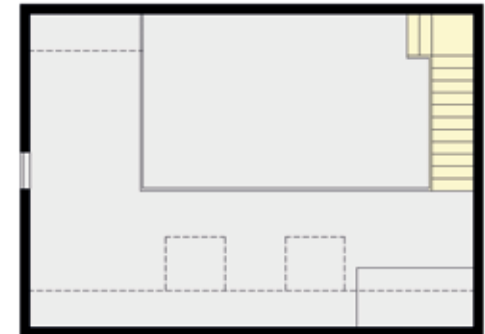


Dolphin's Leap: First Floor

Approximate Gross Internal Floor Area
1501 sq.ft / 139.5 sq.m
Outbuildings: 635 sq.ft / 59.0 sq.m

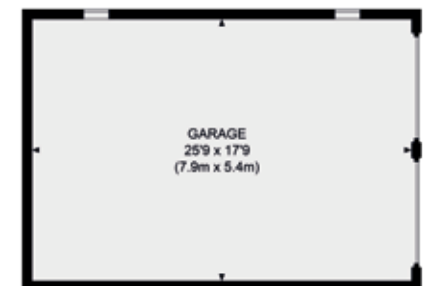


Baby Dolphin: Ground Floor



Baby Dolphin: First Floor

Approximate Gross Internal Floor Area
1648 sq.ft / 153.1 sq.m
Outbuildings: 457 sq.ft / 42.5 sq.m



DOLPHIN'S LEAP



Gardens and Grounds

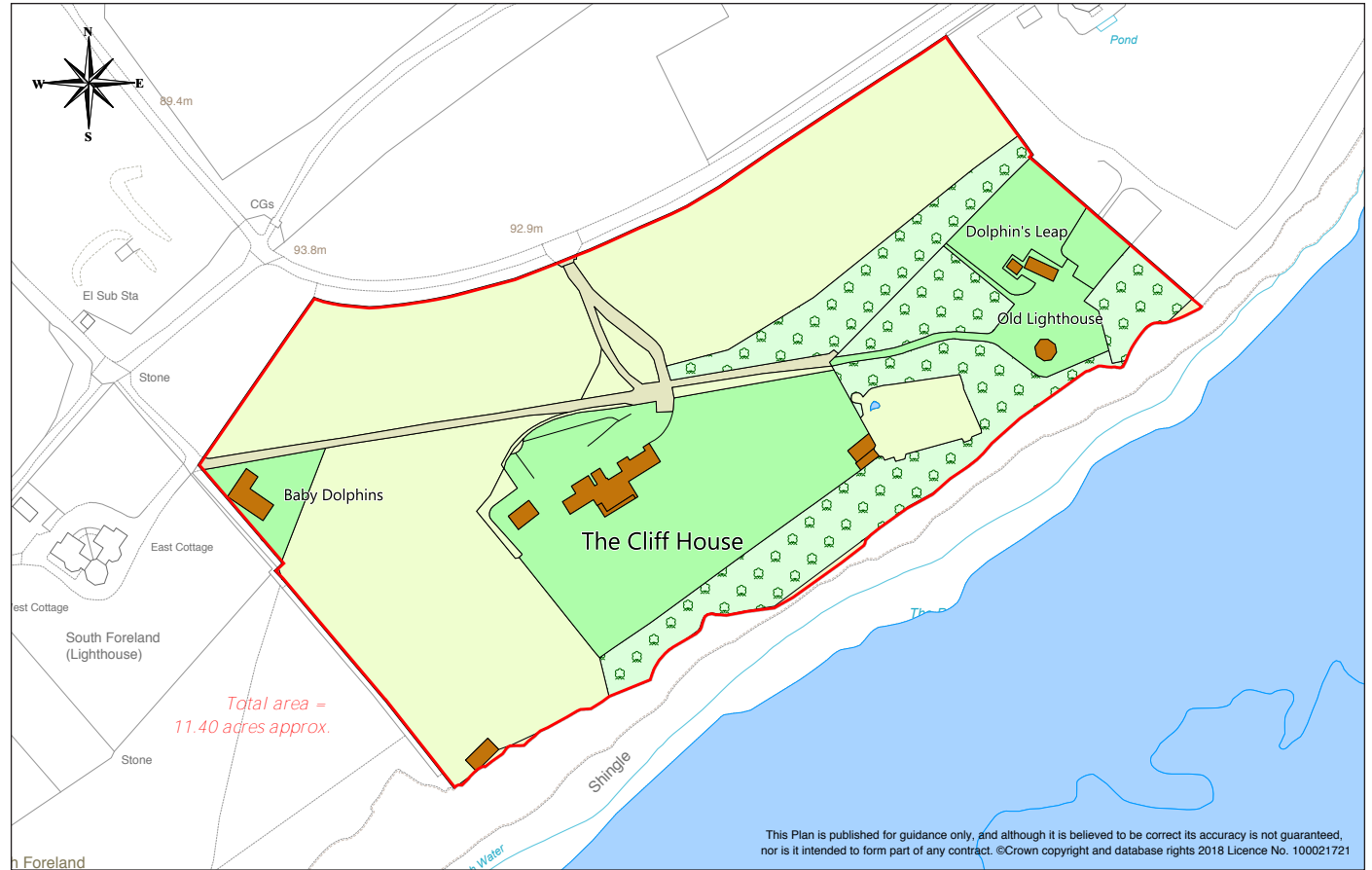
The property sits almost centred in its own 11.5 acres. The flat lawns immediately outside the house make great entertaining and socialising areas, accompanied by a swimming pool and some light woodland. Two large paddocks lie to the front of the property, giving protection and a countryside feel to the arrival and general use of the house. To the north east of the plot lies the grade II listed lighthouse (not in use).

Dolphin's Leap accompanies the lighthouse and sits to the rear of the garden whilst benefitting from having its own entrance away from the main house. To the other side of the plot lies Baby Dolphin, which is currently let out, providing ample ancillary accommodation to the overall property.

The White Cliffs of Dover

The cliffs are steeped in history, from being a natural defence against invading empires over the last 2000 years, to being included in Vera Lynn's musical title. Even to this day, Spitfire tours regularly fly past them portraying their place in antiquity.







Services

Our clients have informed us that the property is on mains water, there are three septic tanks, and a combination of bottled gas and oil.

Local Authority

Dover District Council – 01304 821 999

Fixtures and Fittings

All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.

Directions

From the M25 join the M26 at the Sevenoaks junction and continue into the M20. Continue on the M20 for around 40 miles until the Holywell Coombe Viaduct (junction 13) and take the left-hand turning onto the A20. Continue on the A20 for around 9 miles passing through Dover until you reach the roundabout at Jubilee Way and take the third exist onto Jubilee Way. At the next roundabout take the 2nd exist onto Deal Road. Then take the 2nd right onto Dover Road and continue for around 1.3 miles until you reach the T-junction and turn right onto the High Street. After 0.6 miles, take the right-hand turning onto St. Margaret's Road which becomes Sea View Road and continue for around 0.6 miles. The road will then sweep round to the left and then left again into the road The Front, the entrance to the property is then on your right-hand side.

Viewings

Strictly by appointment through Knight Frank

Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationary office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number. No. 100021721."

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