



Freehold



Grimshill, 1 Borstal Hill, Whitstable, CT5 4LX

- Enchanting Grade II Listed Detached Residence
- Adorned In Period Features & Rich Character
- Six Bedrooms & Two Bathrooms
- Vaulted Ceilings & Open Fireplaces
- Opportunity To Further Enhance
- Set Within 0.20 Acres Of Beautiful Grounds
- Generous Driveway & Single Garage
- Short Walk To The High Street & Beach Front

SITUATION:

This popular seaside town of Whitstable is situated five miles north of the city of Canterbury and is famous for its seafood and annual Oyster Festival held at the vibrant harbour and picturesque quayside.

The town has a variety of shops and boutiques, as well as high street names. There are good local primary and secondary schools, numerous restaurants, and excellent leisure facilities. It has its own mainline railway station with a high speed service to St Pancras, a regular Stagecoach bus service and good road links to London and the coast via A290/M2.

The nearby cathedral city of Canterbury is a vibrant and cosmopolitan city, with a thriving city centre offering a wide array of High Street brands alongside a diverse mix of independent retailers, cafes and international restaurants. The city also offers a fine selection of sporting, leisure and recreational

amenities, including the refurbished Marlowe Theatre.

Canterbury has an excellent choice of educational amenities, including three comprehensive schools, three Grammar schools and a number of well regarded junior and senior private schools. There are also three universities, two hospitals and two railway stations with a regular and fast service to London.

There is plenty of beautiful countryside nearby as well, including Wraik Hill Nature Reserve, Victory Woods Nature Reserve and Blean Woods. These have been designated as a national nature reserve and cover around 1257 acres of woodland and heath, with plenty of footpaths and bridleways throughout, making this an ideal setting for those who enjoy walking and outdoor pursuits.



DESCRIPTION:

An enchanting Grade II listed 15th-century detached residence, situated moments from Whitstable's bustling high street and a short walk from the beachfront.

Grimshill is thought to be one of Whitstable's oldest residential dwellings. It boasts a rich history and flourishes with period features including exposed beams, intricate panelling, original shutters, latch-key doors, vaulted ceilings and open fireplaces.

There is almost 2,700 sq. ft. of characterful space, beautifully balanced with almost a quarter of an acre of stunning grounds, which includes off-road parking for numerous cars and a garage.

The elegant façade is a mix of pale-painted brickwork, a Kent peg-tiled roof, and symmetrical lead-lit windows. The handsome front door sits centrally and opens into a elegant entrance hall with stairs leading to the first floor. To the right, there is a dual-aspect

sitting room adorned with beams and an open fireplace with exposed brickwork. On the opposite side of the entrance hall, the living/drawing room is equally rich in character, featuring original panelling and another open fireplace set within a stone surround.

The kitchen and dining room are located at the rear of the property, offering pretty views of the garden. The dining room features an array of floor-to-ceiling traditional cupboards, flanking the Aga, which is set beneath an oak bressummer beam.

The kitchen includes fitted cupboards and a few integrated appliances. There is scope for modernisation, and potential for this space to become a utility area, with the dining room serving as the main kitchen.

A bifurcated staircase leads to the first floor, where the character continues. One will find arched doorways, vaulted ceilings, and

mezzanine floors. There are four bedrooms, one with an en-suite, and a well-appointed Jack and Jill bathroom. The layout is wonderfully unique yet perfectly configured for a busy family.

On the second floor, there are two additional bedrooms, both with impressive views out towards the sea.

OUTSIDE:

Grimshill occupies 0.20 acres of beautiful grounds, which include a driveway for several cars and a single garage.

The front gardens are enclosed by a picket fence and feature an array of trees and established shrubs.

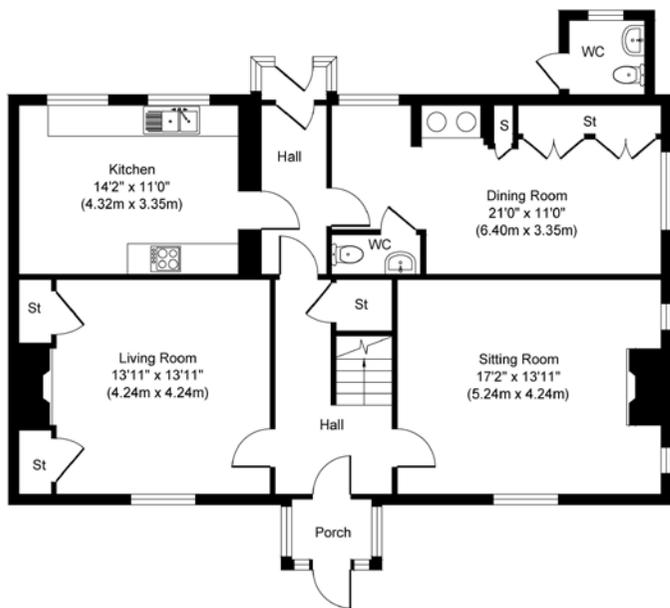
The rear garden is mainly laid to lawn and includes a storage shed and a mature tree.



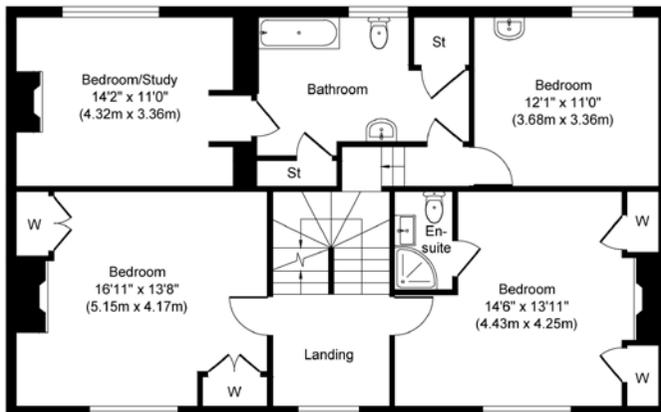




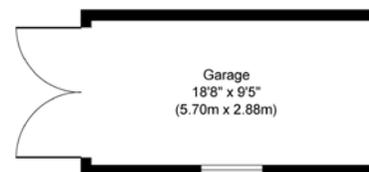




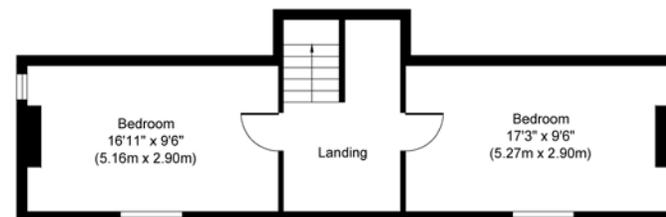
Ground Floor
Approximate Floor Area
1248 sq. ft
(116.08 sq. m)



First Floor
Approximate Floor Area
1013 sq. ft
(94.11 sq. m)



Garage
Approximate Floor Area
176 sq. ft
(16.33 sq. m)



Second Floor
Approximate Floor Area
423 sq. ft
(39.27 sq. m)



TOTAL FLOOR AREA: 2860 sq. ft (265 sq. m)
 HOUSE: 2684 sq. ft (250sq. m)
 GARAGE: 265 sq. ft (16 sq. m)



EPC RATING
 TBC



COUNCIL TAX BAND
 F



GENERAL INFORMATION
 Grade II Listed
 All other services are mains connected

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