



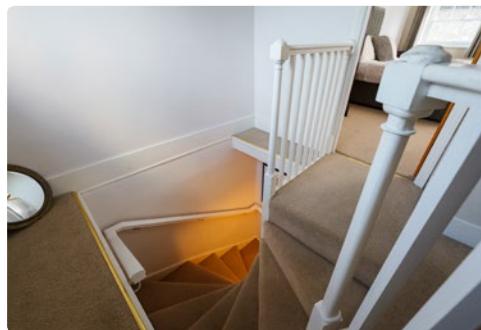
Westerhall House, 18, Palace Street, Canterbury, CT1 2DZ

4 BEDROOMS | 3 BATHROOMS | 2 RECEPTIONS



## Westerhall House, 18, Palace Street, Canterbury, CT1 2DZ

- Enchanting Grade II Listed Period Terrace
- Sympathetically Renovated & Thoughtfully Reconfigured
- Over 2000 sq.ft Of Characterful Accommodation
- Four Bedrooms & Two Elegant Bathrooms
- Kitchen Breakfast Room & Two Additional Receptions
- Private Walled Rear Garden & Parking (Leased)
- In The Heart Of Canterbury With Views Of The Cathedral
- Chain Free



### SITUATION:

Palace Street lies within the historic walls of the vibrant cathedral city of Canterbury, which offers an excellent range of amenities. These include a wide selection of High Street and independent retailers, restaurants, pubs and leisure facilities, as well as the very popular and recently refurbished Marlowe Theatre. The city also benefits from an outstanding choice of both state and independent schools, three universities, two mainline railway stations, two hospitals and a comprehensive bus network.

Canterbury provides exceptional educational opportunities, from highly regarded grammar and independent schools to three universities. There are regular rail services to London Victoria, Charing Cross and Cannon Street, while the high-speed service from Canterbury West connects to London St Pancras in just under one hour.

Ashford International station and the Channel Tunnel at Folkestone are both approximately 14 miles away, offering convenient Eurostar and shuttle services to the continent. The A2/M2 motorway provides excellent road access to London and the Channel port of Dover.

The surrounding countryside is predominantly farmland and is ideal for outdoor pursuits such as walking and horse riding. The nearby Stodmarsh Nature Reserve is renowned for its birdwatching, and there are numerous attractive villages close by, including Wingham, Littlebourne, Ickham and Wickhambreaux, each offering charming village pubs. Together, these features provide an appealing balance of city and country living.



#### DESCRIPTION:

An enchanting, fully renovated Grade II listed period property, set in the heart of Canterbury and boasting enviable views of Canterbury Cathedral.

Westerhall House dates back to the 18th century and enjoys a rich and fascinating history, with strong links to the neighbouring Conquest House. The property offers over 2,000 sq. ft. of beautifully arranged accommodation set across three floors.

The current owners have undertaken a meticulous programme of sympathetic renovation, including the restoration and replacement of wooden sash windows, the installation of elegant shutters, and the careful preservation of original period features, ensuring the character and integrity of the property have been impeccably maintained throughout.

Modern enhancements such as newly appointed bathrooms, a contemporary



kitchen, and gas central heating are seamlessly balanced with exposed beams, vaulted ceilings, latch-key doors, stripped floors and exquisite stained-glass windows, creating a harmonious blend of historic charm and modern comfort.

The handsome front door opens into an elegant dining entrance hall, featuring a striking fireplace and a window dressed in crisp white shutters. This space flows seamlessly into the kitchen/breakfast room, which is fitted with a contemporary grey gloss kitchen complemented by oak worktops. The kitchen integrates all principal appliances, including a cooker, induction hob, fridge freezer, and dishwasher, and is further enhanced by a well-appointed utility room and a convenient cloakroom.

A rear lobby with traditional flagstone flooring provides access to the garden and leads through to the impressive triple-aspect sitting room, which showcases beautiful stained-

glass detailing and an ornate fireplace with an intricate mantel.

To the first floor are two generous double bedrooms and a well-appointed shower room. The front bedroom enjoys attractive views towards Canterbury Cathedral, while the rear bedroom benefits from an en-suite bathroom. The second floor offers a further cloakroom and two additional bedrooms, both featuring vaulted ceilings and exposed beams, adding to the property's period charm.

#### OUTSIDE:

The enclosed walled garden enjoys a sunny westerly aspect and has been designed for exceptionally low maintenance, while still reflecting the character and style found throughout the home. There is a parking space located to the rear of the property, available on a lease at an approximate cost of £130 per month.











TOTAL FLOOR AREA: 2096 sq. ft (x sq. m)



EPC RATING  
TBC



COUNCIL TAX BAND  
F



GENERAL INFORMATION  
All services are mains connected

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