



since 1865

Elim House, Manor Road, St Nicholas at Wade, Birchington, Kent, CT7 0NY

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Elim House, Manor Road, St Nicholas at Wade, Birchington, Kent, CT7 0NY

£524,000 Freehold

Elim House is an impressive Victorian detached family home occupying a generous plot in the sought-after village of St Nicholas-at-Wade. Offered for sale with no onward chain, this deceptively spacious property is filled with natural light and retains many period features, including high ceilings, fireplaces and large stained-glass bay windows.

- Deceptively spacious Victorian home.
- No onward chain.
- Period features throughout.
- Large stained-glass bay windows.
- Three reception rooms and four bedrooms.
- Driveway, double garage and workshop.
- Beautiful gardens
- Situated in the centre of the village close to the sought-after primary school.

A spacious entrance hallway and large first-floor landing provide a wonderful sense of space, while three well-proportioned reception rooms, a study, conservatory, kitchen and utility room offer versatile accommodation for modern family living.

Upstairs are four bedrooms, including three generous doubles, together with the family bathroom, separate shower and cloakroom.

The house has been a much loved home and now offers excellent scope for improvement and modernisation, giving a rare opportunity to create a stunning family home while preserving its period features.



Outside, the driveway provides ample parking and leads to a large double garage with adjoining workshop/store.

The mature and beautifully maintained gardens enjoy a sunny aspect, and are mainly laid to lawn with a variety of established trees and shrubs.

St Nicholas-at-Wade is a highly regarded village with a strong community feel and a sought-after primary school surrounded by attractive countryside yet within easy reach of Birchington, Broadstairs and Margate. The stunning Kent coast, including the sandy beaches of Minnis Bay and miles of scenic coastal walks, is just a short drive away, offering a wonderful balance of village and coastal living.

A rare opportunity to acquire a substantial period home with character, space and huge potential in one of East Kent's most desirable village locations.

Viewing: By appointment through Finn's, Sandwich.
Tel: 01304 612147

Services: Mains gas, electricity, water & drainage.

Council Tax: Band 'F' according to the website of the Valuation Office Agency (www.voa.gov.uk).

Date: These particulars were prepared on 12/10/26











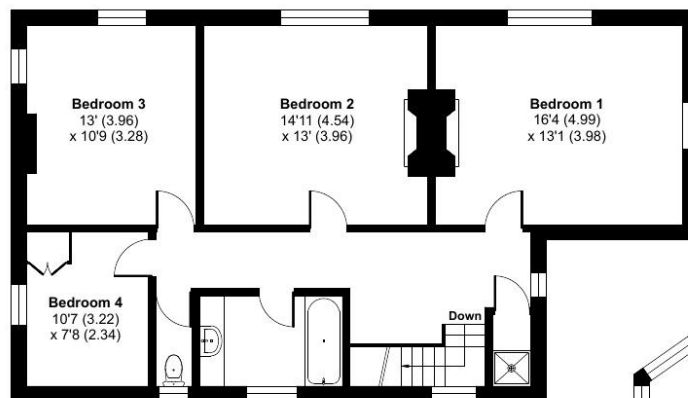


Approximate Area = 2176 sq ft / 202.1 sq m

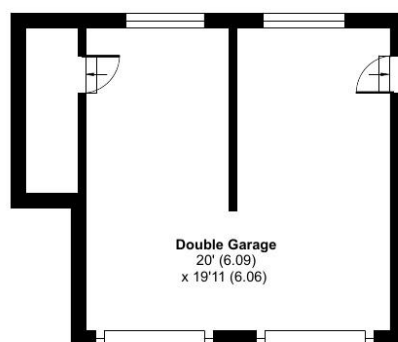
Garage = 440 sq ft / 40.8 sq m

Total = 2616 sq ft / 242.9 sq m

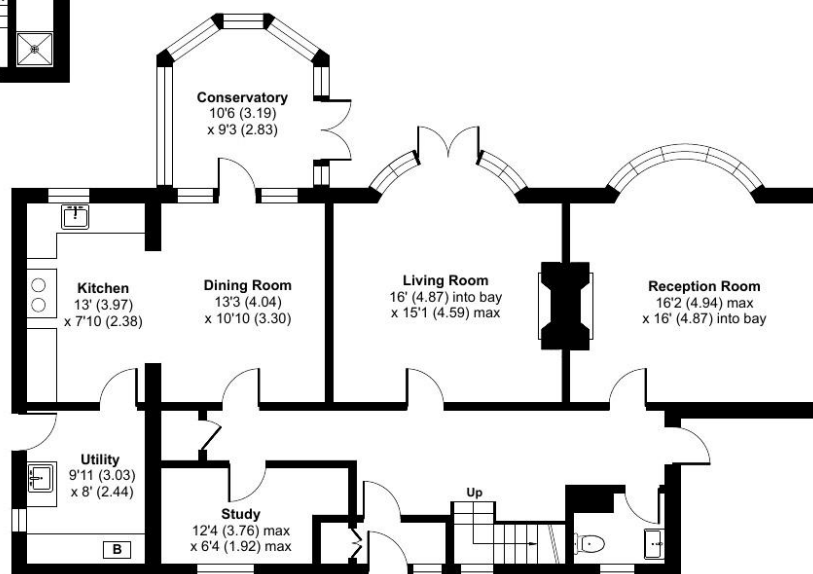
For identification only - Not to scale



FIRST FLOOR



GARAGE



GROUND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
Produced for Finns. REF: 1434087

Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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Lettings: 01227 452111

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Sandwich
Kent CT13 9DA
Sales: 01304 612147
Lettings: 01304 614471

FINN'S ST NICHOLAS AT WADE
The Pack House
Wantsum Way
St Nicholas at Wade
Kent CT7 0NE
Tel: 01843 848230

