



Manor Road. St. Nicholas At Wade, Birchington, CT7 0NY

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# Manor Road

St. Nicolas at Wade, Birchington, CT7 0NY

## Guide Price £535,000

Freehold

Elim House is an impressive Victorian detached family home, occupying a generous plot within the popular village of St Nicolas at Wade, on the outskirts of coastal Birchington. Offered to the market chain free, the property retains a wealth of period features including tall ceilings, bay windows and well-proportioned rooms, while presenting a fantastic opportunity for buyers seeking a home with significant scope to modernise and enhance to their own specification. Although dated throughout, the property is well maintained and entirely liveable, offering immediate occupation alongside clear potential for improvement.

The ground floor accommodation is arranged around a spacious entrance hallway with a convenient cloakroom and access to a dedicated home study. To the front, a characterful reception room features a fireplace and rounded bay window, while a separate living room also benefits from a fireplace and bay with patio doors opening onto the garden. The dining room flows through to a conservatory overlooking the rear garden and is open to the fitted kitchen, creating a sociable and versatile space. A separate utility room adds further practicality to the layout.

On the first floor, a central landing leads to four bedrooms, including three well-proportioned doubles and a fourth single bedroom with built-in storage. The principal bedroom enjoys dual-aspect windows, creating a bright and airy feel, while the remaining bedrooms are served by a family bathroom, a separate WC and an enclosed shower, offering flexibility for family living.

Externally, the property is approached via a private driveway leading to a double garage with an adjoining workshop or store, providing ample parking and storage options. The gardens are a particular feature, offering a generous lawned space with a sunny aspect, mature boundaries and a timber store to the rear. Gated access from two sides enhances both convenience and privacy, creating a secure and versatile outdoor environment.

Situated within a well-regarded rural village, yet within easy reach of Birchington and the Kent coastline, Elim House offers a rare opportunity to acquire a substantial period home with character, space and exceptional potential in a desirable and well-connected setting.





The accommodation is as follows:  
(NB: all measurements are an approximate guide only).

### Ground Floor

|                |             |
|----------------|-------------|
| Entrance Hall  |             |
| WC             |             |
| Reception Room | 4.87 x 4.94 |
| Living Room    | 4.59 x 4.87 |
| Study          | 1.92 x 3.76 |
| Dining Room    | 3.30 x 4.04 |
| Kitchen        | 2.38 x 3.97 |
| Utility        | 2.44 x 3.03 |

### First Floor

|           |             |
|-----------|-------------|
| Landing   |             |
| Bedroom 1 | 3.98 x 4.99 |
| Bedroom 2 | 3.96 x 4.54 |
| Bathroom  |             |
| WC        |             |
| Bedroom 3 | 3.26 x 3.96 |
| Bedroom 4 | 2.34 x 3.22 |

### External

|               |             |
|---------------|-------------|
| Double Garage | 6.06 x 6.09 |
|---------------|-------------|



**Services:** (Mains) Water, Gas, Electricity & Drainage.

**Council Tax:** Band F (Thanet District Council)

**Energy Rating:** Current 30 | D. Potential 72 | C.

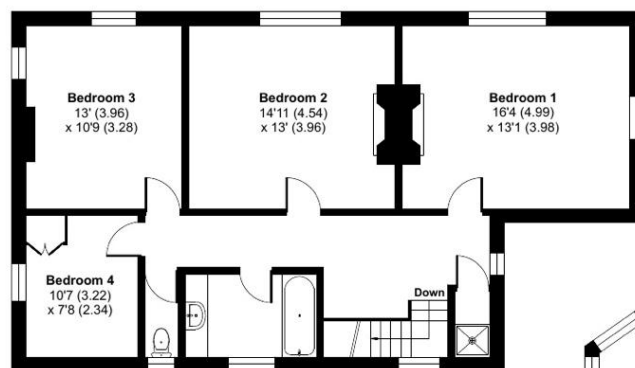
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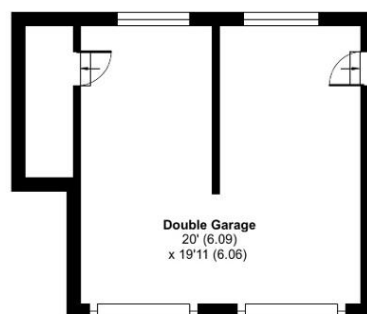




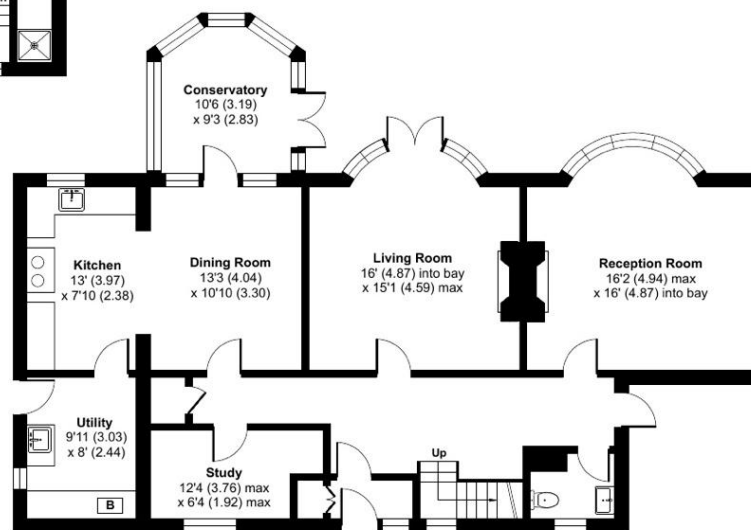
Approximate Area = 2176 sq ft / 202.1 sq m  
Garage = 440 sq ft / 40.8 sq m  
Total = 2616 sq ft / 242.9 sq m  
For identification only - Not to scale



FIRST FLOOR



GARAGE



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.  
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**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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