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thomas & partners
Your Local Independent Agent

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Asking price of £499,950
Clare Guest House, Folkestone Road, Dover, CT17

- Substantial Four Storey Property
- Generous Accommodation
- Eight Bedrooms
- Six Ensuite Shower Rooms
- Three Reception Rooms
- 18'8 x 7'1 Kitchen With Utility Room
- Double Glazed Conservatory
- Office
- Ample Off Road Parking

A substantial and generously proportioned four storey period property, presently used as a thriving bed and breakfast establishment, conveniently placed for ease of access to Dover Priory mainline railway station. To the ground floor the accommodation offers a double aspect bay fronted sitting/dining room measuring 36'3 x 13'4 which has a glorious period cast iron fireplace with marble fire surround, dado rails, picture rails and cornicing. Separate sitting room, dining room, well proportioned kitchen which has an enviable and adjoining double glazed conservatory. In addition the ground floor includes a utility room and storage room at the very rear. The first floor accommodation includes three bedrooms, two of which are ensuite, family room with adjoining shower room and cloakroom. To the second floor there are three bedrooms, all of a double size and all have ensuite shower rooms. The basement level includes a self contained three double bedroom flat with separete entrance, storage room and useful cloakroom. Ample off road parking is provided to the front and at the rear there is a generous lawned garden with island flower beds along with a brick boundary wall, pergola and paved patio.

Clare Guest House, Folkestone Road, Dover, CT17

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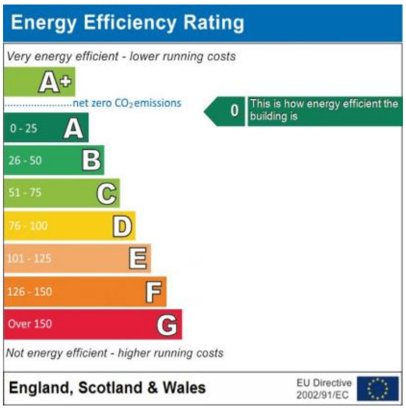



CLARE HOUSE
Bed & Breakfast
VACANCIES
167














FIRE EXIT





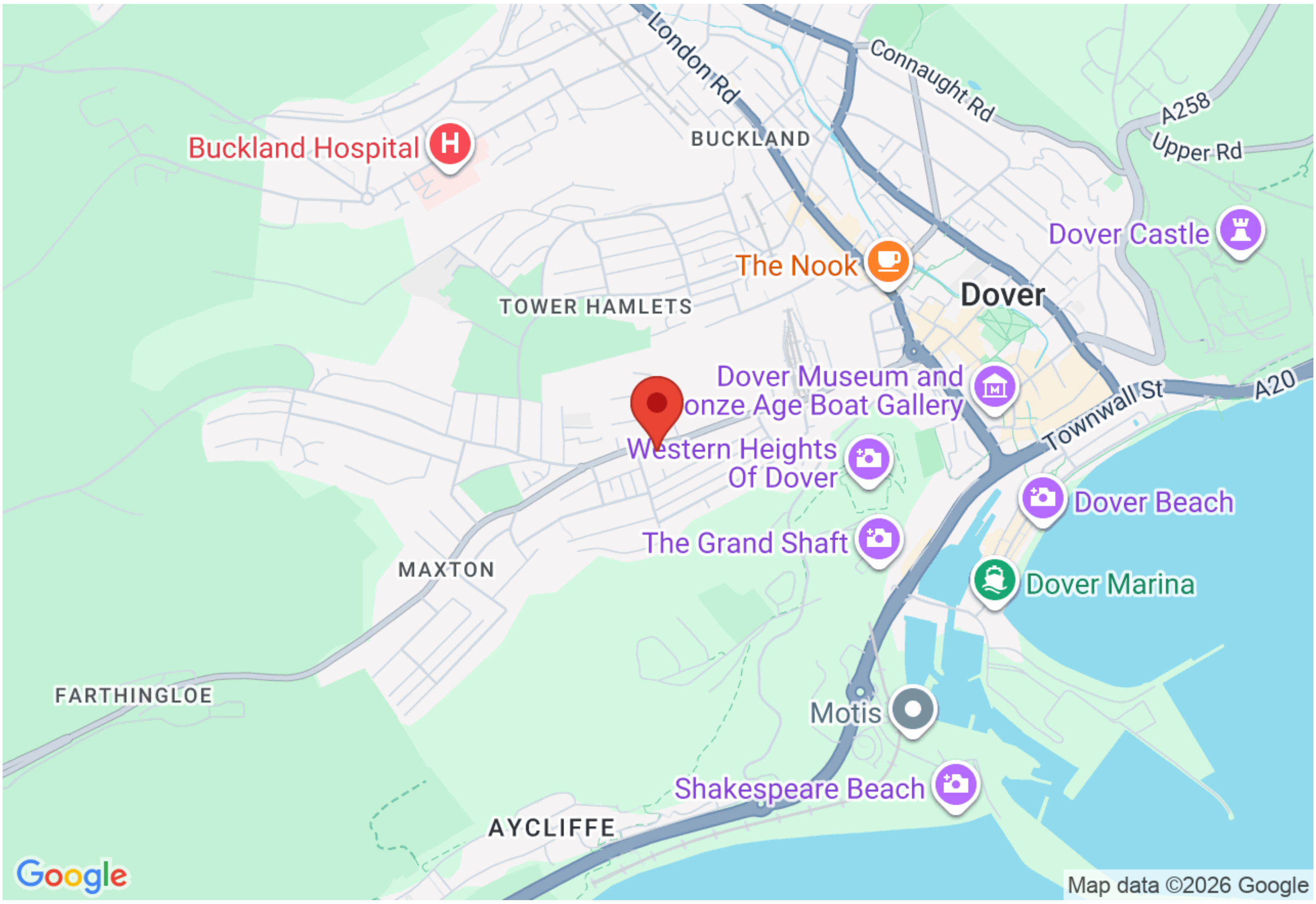


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions,shapes and compass bearings before making any decisions reliant upon them.
Plan produced using PlanUp.


Ground Floor
Store
WC
Storage
Bedroom
3.82m x 4.39m
(12'6" x 14'5")
En-suite
En-suite
Bedroom
3.39m x 2.66m
(11'1" x 8'9")
Bedroom
5.37m x 4.39m
(17'7" x 14'5")
First Floor
Storage
Utility
Conservatory
2.80m x 2.06m
(9'2" x 6'9")
Kitchen
5.69m x 2.17m
(18'8" x 7'1")
Sitting Room
3.63m x 2.88m
(11'11" x 9'5")
WC
Sitting/Dining Room
11.05m x 4.06m
(36'3" x 13'4")
Hallway
Entrance Hall
Dining Room
3.69m (12'1") max
x 2.86m (9'5")
Second Floor
Family Room
1.83m x 3.02m
(6' x 9'11")
WC
Bedroom
4.16m (13'8") max
x 4.12m (13'6")
Hall
Shower Room
Landing
Hallway
En-suite
En-suite
Bedroom
3.55m x 4.54m
(11'8" x 14'11")
Bedroom
4.10m x 3.75m
(13'5" x 12'4")
Third Floor
En-suite
Bedroom
4.01m x 2.60m
(13'2" x 8'6")
Bedroom
4.11m x 3.71m
(13'6" x 12'2")
Bedroom
3.61m x 4.15m
(11'10" x 13'7")
En-suite
En-suite

Directions

Location



VIEWING BY APPOINTMENT WITH AGENTS THOMAS AND PARTNERS

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