

The Dutch House

30 North Foreland Road | Broadstairs | Kent | CT10 3NN

FINE & COUNTRY

THE DUTCH HOUSE



Step inside

The Dutch House

Rising proudly at one of the highest points in Thanet, this historic property is an exquisite coastal home. Originally constructed circa 1906 as one of the earliest residences on the prestigious North Foreland Estate, this remarkable landmark began life as the North Foreland Tea House, later known as the Dutch Tea House, a celebrated coastal retreat where visitors paused for refreshments served by staff in traditional Dutch attire. Its terraces and lawns, open to the sea breeze, once welcomed figures such as Winston Churchill, Vincent Price and Peter Cushing.

Today, after a meticulous, full scale restoration, the Dutch House stands not only returned to its former splendour but elevated into a masterpiece of contemporary coastal living. What was once a fading relic has been transformed into a beautifully curated family home, sensitively designed for the demands and luxuries of the modern era.

Passing through the elegant entrance gate, a charming pathway bordered by a pebbled frontage and raised wildlife pond leads you toward the house. The first glimpse is impressive, but stepping inside reveals the true calibre of this residence.

Solid oak floors, generous proportions and a sense of refined craftsmanship set the tone. The superb drawing room, anchored by a multi fuel burner, flows effortlessly through panelled folding doors into the sophisticated dining area and the serene study, where a wall of windows frames the side garden. With all doors open, the entire space becomes a magnificent, free flowing suite for entertaining, culminating in the enchanting orangery, once an open balcony, now enclosed with full length windows overlooking the secluded sunken garden.

The contemporary kitchen and breakfast room is a triumph of design: granite worktops, bespoke cabinetry and limestone flooring create a luxurious yet welcoming environment. A range cooker, American fridge freezer, dishwasher and even an inset TV ensure every culinary moment is a pleasure. Beyond lies a practical utility room and a delightful family room opening onto a small courtyard with access to an external wet room, perfect for rinsing sandy children or muddy dogs after a day on the beach.

A spacious landing leads to the modern family bathroom and three double bedrooms. Two open directly onto a vast wraparound balcony, including the principal suite, complete with fireplace, a sumptuous en suite featuring a raised slipper bath and wet room shower, and a beautifully appointed dressing room. The balcony flooring and composite railings promise years of maintenance free enjoyment of the expansive sea views.

Ascend to the top floor for the home's most breathtaking surprise. Alongside two further double bedrooms and another family bath/shower room lies the spectacular panoramic sitting room, a space wrapped in windows on three sides, offering uninterrupted views from sunrise where you can see France on a good day, to sunset across the North Foreland golf course and lighthouse. A wood burning stove and discreet kitchenette with fridge, bar and sink make this an irresistible retreat.

Outside, electric gates open to generous parking for four cars and a driveway to the garage, perfectly positioned for potential conversion into a separate annexe or pool house (subject to planning). The rear garden, set below eye level for exceptional privacy, features manicured lawns, a large central terrace for al fresco dining, raised flower beds and a substantial summer house ideal as an outdoor dining room or a stylish teenager's hideaway.

The property also has planning permission for the erection of a three storey, four bed detached dwelling following the demolition of the existing garage. While this represents a substantial redevelopment space occupied by the garage, there remains the potential for someone to re apply for a smaller dwelling or an annexe should a reduced scale be more appropriate for them. You can see the planning application online using the planning application reference F/TH/24/0563.





















Seller Insight

"When we first discovered this house in 2018, it was love at first sight and has been a home that has been the backdrop to countless joyful memories. We've hosted garden parties that spilled out onto the lawns, candlelit dinners that lasted long into the night, and welcomed family and friends who never fail to comment on the house's atmosphere. There is something undeniably uplifting about this place, perhaps because it has always been a social retreat, a holiday haven, a place where people came to enjoy themselves. That spirit seems to linger in the walls.

The views have been a constant source of wonder. Sunrises that wash the sky in soft pastels, sunsets that blaze across the horizon, and on certain nights, the moon shimmering across the sea, a sight so magical it never loses its charm.

We enjoy membership at North Foreland Estate for a small annual fee which gives private access to the beach below via the 39 Steps. It feels like a secret world of its own, a place where we've enjoyed quiet morning swims, picnics on warm evenings and the simple pleasure of having the coastline almost entirely to ourselves.

Living here has been a delight in every season. Country walks, the renowned North Foreland golf course on our doorstep, and the sandy stretches of Joss Bay and Stone Bay make it an idyllic setting for families who love the outdoors. Broadstairs itself is a gem — full of independent shops, charming beaches, lively bars and restaurants, a cinema and beloved annual events such as Folk Week, the Dickens Festival and the Food Fair. Excellent schools and the high speed train to London (under 90 minutes) have made life both convenient and connected.

*We have adored our time here, but it feels right to downsize. Letting go is bittersweet, but we take comfort in knowing that the Dutch House is ready for its next chapter, and for someone new to fall in love with it just as we did."**

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



















Travel

By Road:	
Broadstairs Station	1.3 miles
Channel Tunnel	29.5 miles
Dover Docks	23.1 miles
Gatwick Airport	85.2 miles
Canterbury	19.4 miles
Charing Cross	80.3 miles

By Train from Broadstairs:	
High-Speed St. Pancras	1hr 22 mins
Charing Cross	1hr 56 mins
Victoria	1hr 48 mins
Canterbury West	25 mins
Ashford International	42 mins

Leisure Clubs & Facilities

Surf School Joss Bay	01843 868171
North Foreland Golf Club	01843 862140
Thanet Wanderers RUFC	01843 868857
Broadstairs and St. Peter's Bowls Club	01843 861293
Broadstairs and St. Peter's Tennis Club	01843 863900
Royal Temple Yacht Club, Ramsgate	01843 591766
Broadstairs Sailing Club	01843 861373
Broadstairs Squash Club	01843 865484

Healthcare

St. Peter's Surger	01843 608860
Albion Road Surgery	01843 608836
Osborne Road Surgery	01843 863353
Mocketts Wood Surgery	01843 862996
QEQM Hospital	01843 225544

Education

Primary Schools:	
Callis Grange Nursery and Infant	01843 862531
St. Peter's Primary	01843 861430
St. Joseph's Primary	01843 861738
Upton Junior	01843 861393
Haddon Dene	01843 864941
Wellesley House	01843 862991
St. Lawrence Junior	01843 572900

Secondary Schools:	
Charles Dickens	01843 862988
St. George's	01843 609000
Dane Court Grammar	01843 864941
Chatham and Clarendon House	01843 591075
St. Lawrence Senior	01843 572900

Entertainment

Sarah Thorne Theatre, Broadstairs	01843 863701
Granville Theatre, Ramsgate	01843 591750
Vue Cinema Complex	0871 2240240
Palace Cinema	01843 865726
Tartar Frigate Restaurant	01843 862013
Royal Albion Hotel	01843 868071
The Yarrow Hotel	01843 460100
Charles Dickens pub	01843 603040
Samworth and Mee	01843 867792

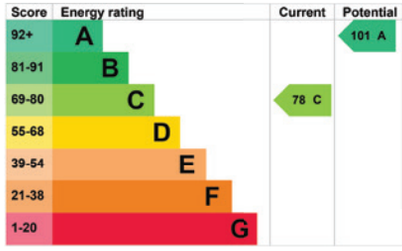
Local Attractions / Landmarks

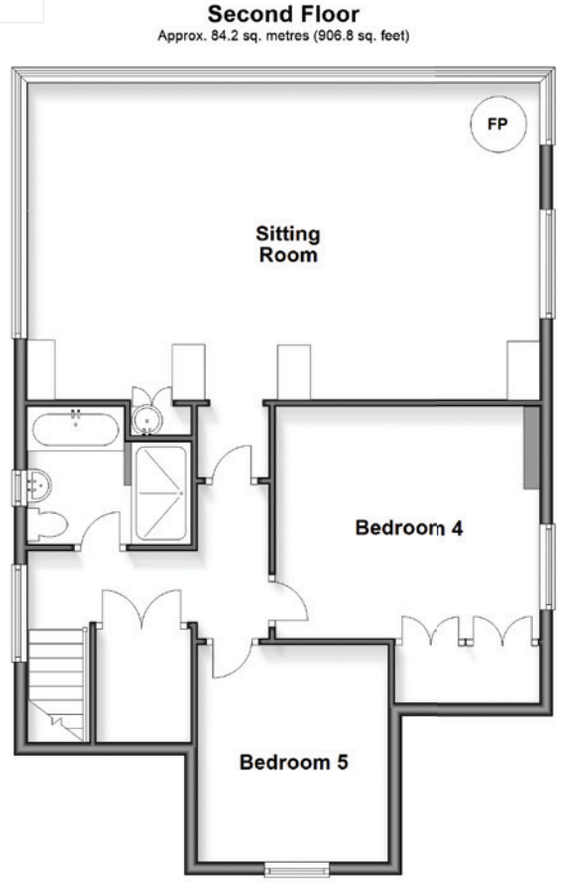
Crampton Tower	01843 871133
Dickens House Museum	01843 861232
Quex Park	01843 841119
Lilliput Mini Golf	01843 861500
Turner Contemporary	01843 233000
Spitfire and Hurricane Museum	01843 821940
Hornby Visitor Centre	01843 233524
Westwood Cross Shopping Centre	

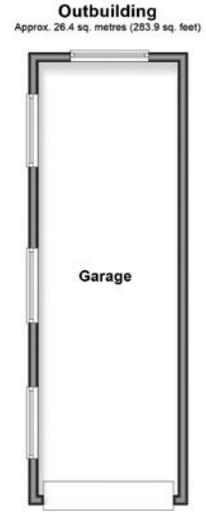




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GROUND FLOOR

Entrance Hall	
Drawing Room	28'3 x 13'11 (8.62m x 4.24m)
Dining Area	13'10 x 11'4 (4.22m x 3.46m)
Sitting Area	35'8 x 7'4 (10.88m x 2.24m)
Study	17'2 x 7'7 (5.24m x 2.31m)
Gym	18'1 x 8'4 (5.52m x 2.54m)
Kitchen/Breakfast Room	19'8 x 15'1 (6.00m x 4.60m)
Utility Room	8'7 x 6'10 (2.62m x 2.08m)
Family Room	16'2 x 11'9 (4.93m x 3.58m)
Cloakroom	
Wet Room	6'8 x 4'2 (2.03m x 1.27m)

FIRST FLOOR

Landing	
Principal Bedroom	17'7 x 11'9 (5.36m x 3.58m)
En Suite Bath/Shower Room	9'11 x 7'8 (3.02m x 2.34m)
Dressing Room	
Roof Terrace	40'11 maximum x 34'5 maximum (12.48m x 10.50m)
Bedroom 2	13'11 x 13'10 (4.24m x 4.22m)
Bedroom 3	13'11 x 13'5 (4.24m x 4.09m)
Bath/Shower Room	7'11 x 7'10 (2.41m x 2.39m)

SECOND FLOOR

Landing	
Bath/Shower Room	6'9 x 5'5 (2.06m x 1.65m)
Bedroom 4	13'7 x 11'9 (4.14m x 3.58m)
Bedroom 5	10'9 x 9'7 (3.28m x 2.92m)
Sitting Room	26'5 x 15'11 (8.06m x 4.85m)

OUTBUILDING 1

Garage	29'10 x 9'7 (9.10m x 2.92m)

OUTBUILDING 2

Summer House	17'3 x 12'6 (5.26m x 3.81m)

OUTSIDE

Rose Garden
Side Garden
Front Garden
Gated Driveway

Council Tax Band: G
Tenure: Freehold

The Property Ombudsman

APPROVED CODE
TRADINGSTANDARDS.UK

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 11.06.2026

FINE & COUNTRY



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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home

THE FINE & COUNTRY FOUNDATION

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Visit fineandcountry.com/uk/foundation

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