

# INIGO



## *Cullen House*

DEAL, KENT

SOLD

This exceptional Grade II-listed Georgian house in Deal is rich with period character. Its generous four-storey plan unfolds across over 2,570 sq ft, with four bedrooms, elegant living spaces and a wealth of storage space. Many 18th-century features remain, while newer additions have been integrated with the utmost sympathy. A sumptuous selection of paint colours has been used to pick out features inside and out, from subtle yet spirited lime green window frames to a deep blue dining room with a log-burning fire. The beach is minutes away on foot, as are some of the town's best independent shops and eateries.

### *Setting the Scene*

First mentioned in the Domesday Book in 1086, Deal had, by the end of the 13th century, become a 'limb port' of the larger Cinque Ports nearby. At one time, it was the busiest port in England. Aside from its rich maritime past, it was also a critical garrison town with noted mining, fishing, and perhaps less salubriously, rich smuggling heritage.

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This house sits on Deal's picture-pretty winding high street, the centre of its artistic rebirth in recent decades. Built in the 18th century, the house's red-brick frontage is archetypal of its period with sweeping sash windows and impressive door case with fluted pilasters and pediment above. It is set back behind a wrought-iron fence and is entered via a short run of stone steps.

### *The Grand Tour*

Entry is to a long corridor painted in a buttery yellow shade. From here, stairs descend to the lower ground-floor, where a delightful buttercup yellow kitchen with slate flooring is situated at the rear. Navy blue cabinetry with long wood and marble countertops curves around the room's perimeter, while a Britannia six-ring range is set into the former fireplace alcove, surrounded by an exquisite collection of colourful tiles. There is space for an informal dining set-up in the centre of the room, with sight-lines to the rear garden through a wide, square-shaped glazed door. There is also a handy pantry cupboard set into an alcove.

As is the case on each of the house's levels, the front and rear rooms are connected by a brilliant double-ended storage space in the centre. Here, this is used as a larder that also functions as a secondary passage between the kitchen and the formal dining room. Slate flooring continues in the latter, which is atmospherically lit by a unique five-over-five sash window. A log-burning stove set within a bressummer-framed fireplace makes for ambient wintertime suppers. The room also has an original cupboard with display space for favourite crockery.

At the fore of the ground floor, the living room epitomises the house's charm, with its sash windows and panelled walls (painted in 'Overtly Olive'). A reclaimed Victorian cast-iron fireplace has been fitted along one wall, while cornicing snakes around the room's ceiling, with a wide ceiling rose set centrally. A second storage space connects this room to that at the rear, which is presently used as a bedroom but would equally make for a peaceful study with its garden views. There is a second reclaimed fireplace here, along with built-in cupboards, an original glass-framed alcove-set cupboard, and a window seat. The ground-floor plan is completed by a walk-in cupboard that leads to a handy WC.

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The house's central staircase winds up to the first and second storeys, where three bedrooms and a luxurious bathroom are sited. All three rooms are of similarly generous proportions, though have an individual character with their distinct paint schemes. Original sash windows draw plenty of light into each room.

At the front of the first floor is the primary bedroom, with built-in alcove wardrobes and a reclaimed fireplace framed by an ornate surround. The room is painted in a delicate pink hue that glows in the evening light. Another cupboard connects this room to the rear bathroom, which can also be accessed from the landing. Exceedingly spacious, the bathroom has a luxurious roll-top bath placed centrally, atop original Georgian floorboards. There are cupboards on either side of the fireplace and a Burlington pedestal sink set to one corner. A romantic window seat has been fitted beneath the window.

On the top floor are the house's third and fourth bedrooms, connected by a third walk-in cupboard. A sash window in the rear bedroom frames a beautiful view out towards the day-to-day happenings along historic Middle Street.

### *The Great Outdoors*

A delightful gravel-laid garden extends from the kitchen. Private and tranquil, the space is hugged by brick walls smothered in tendrils trailing geraniums and a deciduous climber with leaves that turn to deep shades of red and bronze every autumn. There are raised beds too, currently filled with ferns, as well as plenty of room for an outdoor dining set-up.

Along one side is an adjoining outhouse and boiler room, with plenty of space for stowing beach gear during the cooler seasons. The garden also has side access to the rear of the house, with a gate at the end.



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### *Out and About*

Deal is a perennially popular coastal town known as one of the most attractive in Kent, thanks to its historic architecture (it was here that the county's first conservation area was established). Its stretch of coastline is similarly sublime, and is less than five minutes' walk from the house. Deal Pier, built entirely of concrete and steel, is close and is a wonderful stroll regardless of the weather, with a glass-clad café at its end offering uninterrupted views out over the channel.

Deal's culinary scene is thriving. One of its most popular spots is the Rose Hotel, known for its excellent bar and restaurant, along with its newly opened sister restaurant The Blue Pelican, which serves Japanese-inspired food. The Frog and Scot is also a popular haunt and has a lovely wine bar. Le Pinardier. Merchant of Relish, The Black Pig and Jenkins and Sons are the go-to for groceries, meat and fish respectively, but for local produce, there is also a fantastic Saturday farmers' market. As far as homeware shops are concerned, Dunlin and Diver, Old Coves and Mileage are among some of the town's finest.

Trains run from Deal station to London St Pancras in under 90 minutes. Services also connect to Kent's other popular seaside towns, including Margate, Broadstairs and Ramsgate. The A2 is also easily reached for car travel into the capital.

Council Tax Band: D

# INIGO



## *About*

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.