

# INIGO



## *Dolphin Street II*

DEAL, KENT

£550,000 FREEHOLD

Seconds from Deal's pebble beach, this characterful three-bedroom cottage sits amid a cluster of distinctive Georgian buildings in the Middle Street Conservation Area. Grade II-listed, the house was built at the end of the 17th century and brims with original features including panelled walls, ceilings and exposed beams. Harmoniously proportioned, the living spaces are arranged across three storeys, with a generous attic room and a peaceful courtyard garden at the rear. Its interiors were sensitively renovated under current ownership, making use of soft hues, natural materials and new fittings.

### *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; it was at one point 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, a rich smuggling heritage.

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Set in the heart of Deal, the house sits on a quiet street lined with picture-pretty terraces. Its neat red-brick façade rises gracefully across three storeys, punctuated by two large sash windows with original glazing bars and a casement dormer projecting from the roof. Echoing a classical sensitivity, the dock blue-painted front door is framed by moulded pilasters and topped by a triglyph frieze.

### *The Grand Tour*

Past the front door, entry is to a hallway, which runs vertically along the plan. A succession of arched doorways frames views of the kitchen straight ahead. The walls are simply finished in light neutral tones and air paired with stripped oak floorboards. Immediately to the right lies a peaceful sitting room, with walls and woodwork painted 'Juniper Ash' by Little Greene. The seating area revolves around a cast-iron fireplace, flanked by a spacious built-in storage and an original glazed wig cupboard. There is a large sash window at the front that captures atmospheric views over Dolphin Street.



From the hallway, the plan unfolds to the dining room, where a further cast-iron fireplace has built-in cupboards on either side. With a south-facing bay window overlooking the garden, the space is flooded with natural light, its intensity thoughtfully balanced by a dark green palette throughout, creating a serene atmosphere. A charming internal window opens to the corridor.

The kitchen is at the rear, with direct access to the private courtyard garden. Shaker units are arranged in a functional U-shape configuration that maximises storage and preparation space, with solid oak surfaces and a tiled splashback. The drainboard sink sits beneath a large window with uplifting views of flowers and plantings on the patio. Integrated appliances include an induction hob and oven by Bosch. A practical heated towel rail is mounted on the wall.

A bright internal corridor, appointed with white-painted panelling, leads to a gently curved staircase with black-painted risers and stripped oak treads.

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There are two quiet double bedrooms on the first floor, both finished in a neutral palette and with original cast-iron fireplaces and built-in wardrobes. The principal bedroom is at the front and opens to an en suite with a shower. The second bedroom is at the rear and overlooks the garden.

The shared bathroom is accessible from the landing, well-appointed with a shower over bath with a glass screen and a pastel-tiled wall. An additional bedroom is found on the second floor. Spacious and versatile, it is complete with built-in cupboards and used by the current owners as an office, music room, and storage area.

### *The Great Outdoors*

A lovingly kept walled courtyard extends at the rear of the house, bordered by colourful flowers including agapanthus, ornamental grasses, rosemary; there are also leafy climbing roses, honeysuckle, hydrangea and jasmine. The pebbled dining area is directly accessible from the kitchen, offering a quiet spot for a relaxing lunch or an aperitivo. There is also a substantial store toward the rear, plumbed for white goods and with useful ground-floor and eaves-level storage. The store is thought to have originally been used to keep livestock and smoke fish.

### *Out and About*

Deal is a perennially popular coastal town known as one of the most attractive in Kent and regularly voted as one of the best places to live in the south-east. Its stretch of coastline is similarly sublime, appearing right at the end of the street. 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. 10 minutes' walk in the other direction, a peaceful nature reserve runs between the beach and the golf course.

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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.

There are state-run primary and secondary schools in Deal, within easy walking or cycling distance from the house. 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, with ferries at Dover only 15 minutes away, and the Eurotunnel at Folkestone just 25 minutes away.

Council Tax Band: F

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## *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.