

INIGO



Elms Avenue

RAMSGATE, KENT

SOLD

This handsome mid-19th-century house sits on quiet Elms Avenue in Ramsgate, Kent. Having recently undergone a sensitive refurbishment, the interiors are awash with neutral tones that complement its abundant original features. Spanning some 2,776 sq ft internally, the plan consists of a five-bedroom main house and a one-bedroom self-contained annexe on the lower ground floor. A private courtyard garden to the rear and hedging to the front bookend the handsome stock brick façades. Elms Avenue is wonderfully located, with the marina, the beach and Ramsgate Station all a short walk away.

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Setting the Scene

The Regency period saw Ramsgate transformed from a sleepy seaside fishing village to a fashionable resort town. The arrival of the railways in the 19th century only increased its meteoric rise, which was spurred by the growing consensus on the health benefits of seaside air and cold water bathing. Elms Avenue was the site of many imposing villas built by the rising middle classes of merchants and clerks. The smart white stucco and Flemish bond brick façade feature imposing double-height bay windows for maximum allowance of sea air while the large, open interiors allow natural light to filter into the home. For more information, please see the History section below.



The Grand Tour

Entry to the home is via a broad, elegant flight of stone steps. Set beneath a classical enclosed porch, the entrance leads to a light-filled hallway; from here, the lateral reception rooms unfold, with the living room and kitchen/diner occupying the length of the ground floor. Opened up to each other, the spaces feel like one harmonious room but can be closed off by original folding doors when desired.

The reception room retains exquisite high Victorian corning and a later fireplace. The sellers have incorporated modern interventions, like a wood-burning stove for the cooler months, and a neutral palette of whites by Farrow and Ball. From here, the bespoke kitchen by Creative Carpentry unfolds; made from hardy Finnish birch ply with Cosentino Quartz worktops, the space was conceived in a soft array of natural timber and pale tones. The original flooring underfoot has been stripped to reveal the natural wood grain. The kitchen has direct access to a courtyard garden at the rear and there is an adjacent guest WC and utility room.

Ascending to the first floor, there is a laundry room on a half landing, which has been recently fitted. To the front of the house is the primary bedroom; an expansive space, the room is filled with natural light from a vast bay window overlooking Elms Avenue. High skirting, original corning and bleached floorboards are in abundance, whilst a Baroque Revival fireplace adds a focal point to the room. The second bedroom sits adjacent.

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The first-floor family bathroom is a luxurious space for self-care; part-tiled with white subway tiles, the room would have originally been a large guest bedroom but is now home to a large shower, vanity, WC and bathtub.

The top floor is home to a further three bedrooms and a bathroom; the current owners have set these rooms up as children's room, guest bedroom and office.

Across the lower ground floor is a one-bedroom apartment. With direct access from the side of the house, it is a self-contained maisonette in its own right, but can also be connected to the rest of the house via a door beneath the ground-floor stairs. Currently laid out with a light-filled living room, bedroom, bathroom and fitted kitchen, the spaces uphold the main plan's neutral decorative scheme. There is direct access to the garden, and a large, double-roomed cellar from here.

The Great Outdoors

The house is hedged to the front, setting it apart from the quiet Elms Avenue. A flagged courtyard garden at the rear is the perfect spot for summer entertaining. The current owners have planted white rhododendrons and fragrant jasmine in established raised borders and pale purple wisteria snakes along the fencing. A large olive tree provides shade on a sunny day.

Out and About

Ramsgate is swiftly developing quite the cultural scene, with a variety of independent shops, restaurants and cafés within walking distance. It is less than a 10-minute walk to the historic harbour for wonderful fresh fish as well as new cafés. A nearby boutique hotel, The Falstaff, runs a locally-beloved coffee shop and deli on Addington Street. This street has a number of independent retailers and vintage boutiques, including some wonderful antique furniture dealers. Other local favourites include Little Ship, Flavours by Kumar and the Dining Rooms at Albion House. Sundowners are a must at the Albion House or the Royal Harbour Brasserie, located at the end of the harbour arm, both of which command fabulous sea views. The recently opened Union Café serves as a yoga studio and an excellent spot for lunch. The Modern Boulangerie is known for its freshly baked bread, while Sorbetto serves authentic Italian ice cream. Waitrose is only five minutes' walk from the house.

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It's under an hour's walk along the coast to Broadstairs, which has enjoyed a palpable resurgence in recent years. The town has a thriving community of independent shops and restaurants including the Michelin-starred Stark and renowned seafood spot Wyatt and Jones. The Funicular Coffeehouse is built into the old ticket office of a long-decommissioned clifftop funicular. The old town itself remains a haven of antique shops and cafés and Morelli's ice cream parlour is a wonderfully over-the-top institution on the seafront.

Nearby Margate is also experiencing an exciting period of change and is home to the internationally renowned Turner Contemporary along with the recently restored Dreamland amusement park. Head towards Sandwich, about eight miles south, to check out Delf Farm Shop for locally grown produce and Updown Farmhouse for a luxurious staycation or gourmet meal (or both). Both are accessible by car in less than 20 minutes. Only a few minutes further is The Dog at Wingham, a gastropub and boutique hotel.

The house's setting on the Kent coastal path means it is possible to walk along the promenade to Margate and beyond or stroll along the endless sandy beaches when the tide is low. Pegwell Nature Reserve is also an excellent place for a relaxing walk. There is plenty to do within the town, including visiting the Victorian tunnel system or going to one of the many art galleries that have opened on the other side of the harbour. Ramsgate Festival of Sound, in late August, turns the town into a buzzing hub.

Ramsgate is well connected to the rest of the area of Thanet by train and road, meaning that the towns of Margate, Deal and Canterbury can all be accessed in under 30 minutes. Elms Avenue is a one-mile walk from Ramsgate Station, which runs fast direct services to London St Pancras in approximately 75 minutes.

Council Tax Band for Main House: E

Council Tax Band for Lower Ground Floor Apartment: A

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.