

INIGO



Spanish House

SANDGATE, KENT

SOLD

Set against the backdrop of the English Channel, this Grade II-listed house combines grand Georgian stucco with the late Victorian penchant for 19th-century Spanish colonial architecture. Internally the house exhibits a clean modern style, retaining original materials and a grand fireplace to ignite the imagination. Uninterrupted views of the sea through tall sash windows capture the dancing sunlight as it reflects off the water. The house has its own private courtyard garden and sits minutes from the centre of Sandgate village.

Setting the Scene

Spanish House is one of a row of five listed buildings that playfully borrow from the vernacular of a Spanish villa, with plaster walls, natural materials, exposed beams and fanciful arched passages. One half of the symmetrical façade that forms part of the terrace, Spanish House has a distinctive ornate iron Juliet balcony and striking clock gable.

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With its pebble beach, Sandgate is a brilliant spot for coastal strolls set against the backdrop of crashing waves. The delightful village has undergone a revival in recent years, with local specialty coffee shops, delis and an artisanal wine bar and local micro brewery.

The Grand Tour

Entrance to the house is via a slate stepped passageway into an enclosed terrace, dotted with plants braced for salt-laden winds.

The front door opens from a shared passageway, where slate tiles descend into a drawing room with parquet flooring, mirroring the tiling that surrounds the dramatic plaster fireplace. White-painted beams enhance the grandeur of the room, while a trio of Palladian windows frame views out to sea and bathe the room in warm light. A sculptural fireplace dominates the room, with its sloping mantel and noble columns flanking the wood-burning hearth. To the right, a bookshelf conceals a secret wing, where a sauna, bathroom and tucked-away utility room lie.



An atmospheric ascent to the first floor, an arcade staircase references the loggias of Mediterranean villas. Here, a living room and adjoining study draw the eye out beyond an ornate ironwork Juliet balcony towards the water.

The kitchen lies at the back of the first floor and is characterised by warm oak cabinetry and marble worktops that wrap around the generous central island. The tactile texture of the room provides contrast to the refined bright white palette across the rest of the plan. A clean dining space with a monopitched roof lies adjacent, where pockets of glazing pour light into the room.

The house's bedrooms are on the second floor, with the principal room at the front of the house. Here, a perfectly placed pair of sash windows capture sea views and sunrises visible from the comfort of bed. A generous glass brick-tiled bathroom lies at the rear and has a bathtub that can offer solace after even the coldest of dips in the Channel.

The Great Outdoors

The incoming weather can be surveyed from the south-facing terrace at the front of the house. There is plenty of space to sit and sip a morning coffee here.

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Double doors open from the kitchen on the first floor to the private paved courtyard garden, where a further door leads to a car port and storage shed.

Out and About

Sandgate Village stretches along the coastline between Folkestone and Hythe, punctuated by Martello towers and Henry VIII's 16th-century Sandgate Castle. Sandgate has a distinctive character and thriving community, with a bi-weekly farmers market and the Sandgate Sea and Food festival taking place annually on the August bank holiday. For the adventurous, swimmers congregate on the beach nearby for a bracing morning swim.

Hours can be whiled away in local cafes Loaf and Mr Whippets, or for something more substantial, Roka Pizza has a wood-fired offering. John Dory wine shop and tasting room has a bottle to suit all discerning palettes, and the Grade II-listed Ship Inn invites passers by to rest in the traditional pub or dine against the backdrop of the English Channel in its elevated dining room.

Other local provisions include the Sandgate Deli, for picking speciality items, and local & continental cheeses. Curious passers by will find the antique and curiosity shops on the high street too alluring to miss.

Sandgate is home to a the Sandgate Rowing Club and a vibrant social club. Also a centre of recreational activities and water sports, nearby Hythe offers sailing, windsurfing, fishing, beachside yoga, tennis and cycling and running clubs.

Neighbouring Folkestone is a bustling seaside town on the Southern Kent coast, renowned for its prominent harbour and Victorian architecture. Central Folkestone is less than 10 minutes away by car, or under an hour's walk via the connecting Victorian promenade. The route passes several of the striking 46 public artworks discoverable along the Folkestone coastline, including pieces by Cornelia Parker, Anthony Gormley and Richard Wilson.

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Folkestone's Old High Street winds between independent shops and cafes towards the newly redeveloped Harbour Arm. The Harbour Arm stretches out to sea with beautiful views of the White Cliffs, Rocksalt, and The Goods Yard street food market. The old Victorian station has been beautifully preserved at the harbour's edge, now home to wildflowers and sea view seating. The Folkestone Triennial brings exciting and varied installations, screenings and talks to the town every three years, adding to the already rich cultural offering.

Folkestone West station is a six-minute drive away, while Folkestone Central is an eight-minute drive away and runs mainline services into London St Pancras in under an hour. Further afield, the bustling centres of Margate, Ramsgate, Sandwich & Whistable are all opportunities for an impromptu daytrip by rail or car. The Eurotunnel just outside of the town offers easy connections to France.

Council Tax Band: D

INIGO



About

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