

INIGO



Spencer Square

**RAMSGATE, KENT
£710,000 FREEHOLD**

Unfolding over five storeys, this handsome Regency townhouse sits on Ramsgate's Grade II-listed Spencer Square. Comfortable yet effortlessly sophisticated, the home has been finished with carefully selected paint colours and tactile natural materials. Original features include an abundance of cast-iron fireplaces and sash windows that capture sweeping views out towards the sea. There are six bedrooms, including a one-bedroom lower-ground-floor apartment that can be reintegrated into the main plan if desired.

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Setting the Scene

Constructed in the 1830s with frontages of stock brick and partial stucco, the refined four-storey houses around Spencer Square are wonderful examples of coastal Regency architecture, comprising part of James Townley's redevelopment of the Napoleonic barracks area within the town. Centrally located and with favourable access to the marina and port, Spencer Square's inception was in line with the increasing importance of Ramsgate as a strategic naval launch point at the beginning of the 19th century. Once the home of Vincent Van Gogh, his statue lies at the centre of the community gardens that occupy the square, alongside tennis courts and a small café.

The Grand Tour

Tall and fenestrated with original windows, the house bears Spencer Square's typical stucco-dressed ground-floor level and first-floor covered balcony. Here, however, the ground level has been painted in the fawn hue of 'Shaded White' from Farrow & Ball that foreshadows the neutral palette adopted within.



Entry is to a long corridor with the living room and kitchen along one side. The rooms are opened to one another, allowing the light from a sublime rounded bay at the front and a two-over-two sash at the back to disperse throughout. At the front, the living room is framed by a fireplace with a marble surround; built-in cupboards on either side provide storage space for throws and board games. A picture rail traces around the room and there are smart charcoal cast-iron radiators here and throughout.

Original and exquisitely timeworn floorboards ground both the living room and kitchen. The latter has a combination of black-stained timber and stainless steel units, along with a central Rangemaster range and a deep butler's sink. A central island provides additional preparation and storage space. There is a WC at the rear of the ground floor, conveniently placed next to a door to the garden.

As is typical for Regency-era houses, the first floor – or piano nobile – is home to a second sitting room. Occupying the front of the plan, it has tall glazed doors that open to an adjoining covered balcony. Another marble-framed fireplace here warms the room and has beautiful decorative tiles.

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There are five bedrooms across the house's top three storeys. The principal lies on the second floor and has walls finished in 'Hague Blue' by Farrow & Ball as well as a striking tiled cast-iron fireplace. Two sash windows allow light to fill the room's generous proportions, and afford sea views from the bed. A smart en suite adjoins and has a walk-in shower and electric blue metro-tiled walls.

Similarly well-finished, the remaining bedrooms all also have fireplaces and are served by a first-floor WC and third-floor bathroom. One, at the rear of the third floor, is currently used as a peaceful home study with far-reaching views across Ramsgate's stock of period architecture.

A separate one-bedroom flat occupies the lower-ground floor, with entry from the main house or a separate external stairwell. In keeping with the rest of the decorative scheme, it is finished with a soothing roster of neutrals. It has a good-sized bedroom, along with an open-plan living space/kitchen and a shower room.

Storage has been well-accounted for in the house: there is space under the stairs, as well as two vaults on the lower-ground floor.

The Great Outdoors

To the rear is a well-proportioned garden, bound by brick walls and laid with stone slabs at its centre. Beds border the edges and a handy timber shed has been installed. A rear gate provides access to a small alley that connects with the street and allows for easy access.

Out and About

A variety of independent shops, restaurants and cafés are within easy walking distance of Spencer Square. The house is not far from the Kent Coastal Path, where it is possible to walk along the promenade to Margate and beyond, or stroll the endless beaches when the tide is low. Pegwell Nature Reserve also provides access to peaceful greenery and impressive views.

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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. For natural wines, cocktails and small plates, Penelope and Seabird are stand-out spots. Other 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 Brassiere, located at the end of the harbour arm, both of which command fabulous sea views. A brisk walk along the headland leads to the Belle Vue Tavern, perched rather precipitously on the cliff edge and offering views that stretch to Deal.

Union Café serves as a yoga studio and an excellent spot for lunch. Staples is known for its freshly baked bread, while Sorbetto serves authentic Italian ice cream. Waitrose is only five minutes' walk from the house.

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 Twenty Seven Harbour Street. The Funicular Coffeehouse is built into the old ticket office of a long-decommissioned cliff-top 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. Independent shops abound, including the wonderful Positive Retail, The Margate Bookshop, and Albion Stores. 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 away is The Dog at Wingham, a gastropub and boutique hotel.

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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. Spencer Square is a 23-minute walk or six-minute cycle from Ramsgate station, which runs fast direct services to London St Pancras in approximately 75 minutes.

Council Tax Band: D

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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.