

INIGO



Sunray

DUNGENESS, KENT

£850,000 FREEHOLD

This inventive three-bedroom house, positioned on the broad shingle expanse of Dungeness, encloses an original train carriage from the 1880s. Renovated to sit in harmony with its coastal position, the home has a neutral palette intended to create a seamless interaction with the surrounding landscape. A large south-facing garden unfolds at the rear, filled with a variety of flora and fauna (including sea cabbages) indigenous to Dungeness's 468-acre nature reserve, which is designated a Site of Special Scientific Interest (SSSI).

Please note that we are unaware of any lenders providing mortgages on this type of house at the present time.

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Setting the Scene

Dungeness is a resolutely unique landscape within England; its seemingly endless shingle-ridge shores have intrigued many over the centuries. The area was of military significance during the Napoleonic Wars and, later, served as a military training ground in the second world war. In 1987, artist and director Derek Jarman bought a former fisherman's hut, Prospect Cottage, in Dungeness, where he lived until his death in 1994. Now a popular visitors' site, the cottage is perhaps best known for Jarman's context-driven gardening: amid the shingle, he arranged driftwood sculptures and planted site-specific species. This home is one of 30 within the private estate at Dungeness that started life as traditional railway carriages. In the 1920s, the railway company enabled their workers to purchase rolling stock and drag them down onto the shingle beach, where many of the workers chose to remain. This building is oriented to the south, allowing the carriage's windows to frame a breathtaking vista across the shingle garden and out towards the beach. Occasionally, a sail can be spotted bobbing along the horizon.

The Grand Tour

The home is set back from the road, accessed by a pebble pathway, and a charming blue door with a stained-glass border. Its exterior is lined with rows of glazing, affording the home a light, expansive aspect with views across Dungeness from every room. The entrance hall leads into the main living area, set within the beautifully preserved railway carriage. The retained carriage number and 'No Smoking First Class' sign give a wonderful character to the interior living space. The modern front and rear extensions were designed to bookend, protect and frame the train carriage and have been finished with a neutral palette, illuminated by the distinct natural light that pours through. Beyond the carriage, a light conservatory looks onto the sea. There is a wood burner to one side and plenty of space for a large dining table and seating area. On the other side of the plan is the kitchen, furnished with sleek, stainless steel counter space, perfect for preparing meals or social gatherings. The main bedroom has an en suite with a bath positioned for uninterrupted views towards the sea. There are two additional well-proportioned bedrooms, as well as a bathroom with a walk-in shower. There is also off-road parking for two cars at the front.

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The Great Outdoors

At the rear of the plan is a pebble garden, which seamlessly flows into the surrounding landscape. Positioned in the estate's most sought-after area, it is south-facing, with direct access to the sea and uninterrupted views across the singular shingle wilderness of Dungeness.

Out and About

Dungeness' striking landscape has garnered it the title of Britain's only desert. Its beautiful scenery has attracted a flourishing artist and architectural community. Derek Jarman's former home, Prospect Cottage, is within walking distance. Recently protected by The Arts Fund, its garden is famous for its wildflowers, sculptures made from beach-found objects and saltwater-loving flora. Hastings Contemporary is nearby and has a world-class collection of artworks, including works by LS Lowry and Stanley Spencer.

There are two pubs on the peninsula, one at either end of the estate's road, as well as a fish hut and the famous 'Snack Shack', which sells freshly-caught fish and crab rolls. Nearby New Romney has a Sainsbury's and a useful high street.

Further afield, the picturesque town of Rye has some excellent independent shops and good places to eat and drink, including The George, The Standard Inn and Knoop's Chocolate.

Dungeness is around 75 miles from central London (approximately 90 minutes from Greenwich). It lies around 20 miles from Ashford International, from which trains run to King's Cross St Pancras in 38 minutes. The house is also a 20-minute taxi ride (or a slightly longer bus journey) from Rye Station, which runs trains to King's Cross via Ashford in just over an hour.

The Dungeness Estate is an SSSI and thus covered by planning restrictions designed to protect its unique ecology for generations to come. Many buildings on the beach have been modified or demolished and replaced – but always in close collaboration with the local planning department.

Council Tax Band: A

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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.