

# INIGO



## *The Garden House*

**BROADSTAIRS, KENT**

**£585,000 FREEHOLD**

This artfully eclectic three-bedroom cottage occupies a sought-after position in the town centre of Broadstairs, Kent, minutes away from the sandy beach of Viking Bay. An array of reclaimed materials, each bearing the patina of a storied past, has been carefully sourced and thoughtfully integrated throughout. The living spaces extend over 1,412 sq ft across two floors, and a private area of garden unfolds into a sweeping two acres of communal green spaces with established trees and flowering plants.

### *Setting the Scene*

The quietude of Broadstairs today belies its rich, stormy history. A settlement has been anchored here since around the year 1080 AD, its name deriving from the 'broad stairs' formed in the white stone of the coastal cliffs overlooking the English Channel. From the 16th century until the mid-19th century, the town was well known as a site of smuggling and illicit trade by virtue of its proximity to Europe.

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Set back from the street, the house is accessed via a stone pathway and is formed of a sand-coloured brick with painted timber windows. It takes an L-shape, with the principal volume rising two storeys and the shorter wing set on a single level.

### *The Grand Tour*

Formal entry is into the bright hall on the ground floor, although there is a side entrance into the kitchen. Beautiful parquet extends underfoot throughout and was reclaimed from private members' club.

The plan naturally unfolds into the hallway to the left, with white-washed exposed brickwork. Lit from above by glass panels that run its entire length, this leads to the main reception area, where the current owners' appreciation for art and craftsmanship are instantly evident. The substantial L-shaped open plan has subtly delineated zones for the kitchen, the dining area, and an informal sitting area. Dramatic full-height vaulted ceiling with trusses and two French doors that open to the garden provide an incredible sense of volume and light.

Several individually chosen units lend the kitchen space a truly unique character, as well as functionality. There is a range cooker, a large timber and marble island, and well-organised storage space. A circular skylight above emphasises the verticality of the space.

The west-facing dining area is bathed in warm afternoon sunlight and overlooks the leafy communal garden. There is a reception area here, along with a separate sitting room accessed from the entrance hall. Finished with a neutral palette, the latter is a secluded spot to unwind and read, with a large window framing views of the garden. The fireplace, currently not in use but functioning, is flanked by tall arched alcoves.

Opposite and across the hall is the office/additional bedroom, with rich yellow walls and a fireplace with an exquisite marble surround and a wood-burning stove. There is also additional built-in storage in the hall and a well-appointed WC room. There is a basement cellar accessible from the hallway via a set of steep steps, offering additional opportunities for storage.

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The staircase ascends to the first floor, with the same reclaimed parquet lining the floors. The elegant bedroom has delicate sage walls, a wood-burning fire, and romantic views of the treetops. Across the landing lies a second bedroom, similarly appointed, that is currently used as a spacious dressing room.

A luxurious feel pervades the adjacent bathroom, fitted with a midnight-black clawfoot bathtub. The walk-in shower is clad in reclaimed marble from the Lloyd's Bank register on Fenchurch Street, which was also used for the floor-to-ceiling wash basin's splashback. Against the wall, a sculpted stone chimneypiece adds texture, while the windows have intricately carved shutters that once belonged to the Playboy club and filter in a patterned light.

### *The Great Outdoors*

Come springtime, the garden becomes an extension of the house. French doors in the reception area open to an outdoor terrace that wraps around the building, with plenty of space for dining and relaxing. The established garden was landscaped with a mix of perennials – a wonderful combination that brings with it year-round interest.

Beyond the garden, there is seamless access to a two-acre communal garden, with tall mature trees and grassy lawns.

### *Out and About*

Broadstairs has, in recent years, enjoyed a significant resurgence. It is home to a thriving community of independent shops and restaurants, including the local Staple Stores bakery and café, seafood specialist Twenty Seven Harbour Street, as well as The Funicular Coffee House, which is built into the old ticket office of a long-decommissioned cliff-top funicular. The old town itself remains a haven of antique shops, cafés and traditional Kentish pubs. Morelli's ice cream parlour is a wonderfully over-the-top establishment on the seafront.

Nearby Margate is now home to an influx of young creatives, including Liddicoat and Goldhill, the architects behind Maker's House, and the internationally renowned Turner Contemporary art gallery, as well as the recently restored Dreamland. These businesses (and many more like them) have helped to create a thriving art, food and music scene. Much-loved Whitstable, Ramsgate, and Deal are also within easy reach, as is historic Canterbury.



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There are plenty of schooling options in the area, including St Mildred's Primary Infant School, Upton Junior School, the Charles Dickens School and Dane Court Grammar School.

Broadstairs has a mainline railway station that runs services to London St Pancras in approximately an hour and 20 minutes. There are also good road links to London and the rest of Kent via the motorway network, or to the Eurostar at nearby Folkestone.

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.