

INIGO



Vale Square II

RAMSGATE, KENT

£1,000,000 FREEHOLD

With curved bay windows and a rich colour palette throughout, this six-bedroom Grade II-listed house in Ramsgate cuts a striking profile on Vale Square. Inside, elegant proportions tie together light-filled living spaces while expansive glazing affords constant communication with the greenery of the square and the house's garden. Many of the internal doors have glazed strips that draw the eye through its characterful hallways and towards the winding staircase that connects its four storeys. Vale Square is within walking distance of both the nearby beach and Ramsgate Station.

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Setting the Scene

Vale Square is a group of Victorian villas constructed in a single phase between 1839 and 1846 by James Creed Eddels, a hosier from Piccadilly, London, who envisioned a prestigious, fashionable and secluded neighbourhood of villas centred around a rectangular green space. Originally marketed as 'Ramsgate Vale', it is believed Eddels was seeking to compete with the design of nearby Liverpool Lawn, a series of late Georgian townhouses grouped around the eponymous lawn, which had been built a few years earlier. For more information, please see the History section below.

The Grand Tour

The front reception room is lit by the exceptionally large bay windows; here, an intricate marble fireplace is framed by alcoves ideal for bookshelves. Ornate cornicing and a picture rail emphasise the tall ceiling proportions.

The dining room is connected to the sitting room by a square arch with green-painted moulding. Glazed doors with stained glass open to the rear garden and draw the eye through this long space. More cornicing is found here, as well as a central ceiling rose.

At the rear of the house is the kitchen, where the walls have been picked out in a cheery green. Shaker-style cabinetry houses a Rangemaster range, and the kitchen sink has views out to the garden through a sash window. There is also a glazed door to the garden here, making for easy summertime hosting.

There are four five and wonderfully light bedrooms; the primary is on the second floor and has light pink-painted walls. Built-in cupboards provide excellent storage and a bay window sits level with the full canopy of lime trees outside. Another bedroom has built-in storage with views over the garden. A smaller bedroom is well-sized for use as an office, if desired.

Two generous bathrooms lie on the first and second floors. One has a bath and a walk-in shower, while the other has a walk-in shower.

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The Great Outdoors

Facing south-west, the garden is largely laid to lawn and is bordered by colourful beds and a bricked garden wall. A glazed shed could be used as a writing shed or as a sunlit spot for peace and quiet.

Today, the square's lush communal gardens are well-maintained by the Vale Square Residents' Association. All residents of the square can pay a small fee to join the association, which hosts neighbourhood events throughout the year including an annual tea party and picnic. The area can also be used for private parties.

Out and About

Ramsgate has a delightful variety of independent shops, restaurants and cafés, within walking distance of the house. It is less than 10 minutes on foot to the historic harbour for wonderful fresh fish as well as new cafés, including Archive Homestore. 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 such as Paraphernalia. 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 Brassiere, 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.

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.

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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. Nearby Margate is also experiencing an exciting period of change, and is home to the internationally renowned Turner Contemporary art gallery 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.

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. Vale Square is a one-mile walk from Ramsgate Station, which runs fast direct services to London St Pancras in approximately 75 minutes. The Channel Tunnel is easily reached at Folkestone.

Council Tax Band: E

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.