

# INIGO



## *Princes Street*

DEAL, KENT  
£475,000 FREEHOLD

Set in the heart of Deal's Middle Street Conversation Area, this mid-18th century(?) three-bedroom cottage exudes the appeal of its epoch. Extensively redecorated by its current interior designer owner, the house is defined by a rich colour palette and carefully sourced materials that echo the town's maritime history. A lawned garden extends from the rear, with a south-westerly aspect that captures atmospheric sunset views. Princes Street is a four-minute walk from the sea and a two-minute walk from Deal's illustrious and winding high street.

### *Setting the Scene*

First mentioned in the Domesday Book in 1086, Deal had, by the end of the 13th century, become a 'limb port' of the larger Cinque Ports nearby. At one time, it was the busiest port in England. Aside from its rich maritime past, it was also a critical garrison town with noted mining, fishing, and perhaps less salubriously, rich smuggling heritage. The name is derived from the Old English *dael* meaning 'valley', cognate with the modern English 'dale'.

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Believed to have been a smuggler's cottage, this house was built in XXX and sits amid a characterful stretch of colourful façades. It has been immaculately reimagined by its current owner, an interior designer, who has used a refined roster of Farrow and Ball shades throughout. Plenty of original and period features remain, from timber beams and floors to fireplaces and thoughtfully sourced exquisite 18th-century Delft tiles.

### *The Grand Tour*

The house's frontage is punctuated with bottle green window shutters that flank two-over-two-pane sash windows. A crescent transom complete with a lunette is set above the matching green-painted front door.



Entry is to a glazed porch that gives way to the living and dining room; long timber floorboards and warm 'Cat's Paw'-painted walls unite the two spaces. Home to a wood-burning stove, the fireplace at the front of the plan is framed in rich yellow pigment and grounded by a hearth of reclaimed tiles. A second fireplace in the dining room bears antique Delft tiles – possibly alluding to the Kent coast's historical trading routes with Europe.

Burgundy-painted French doors in the dining room lead to a neat patio with a lawned garden beyond, allowing light to douse the entire ground floor. A fully fitted galley kitchen extends to the rear of the plan, with a WC tucked away at the far end. A clever palette of materials adds depth and texture: veined African (country?) marble worktops are met with diagonally arranged wall tiles. The ceiling is panelled across its breadth, subtly amplifying the room's sense of volume.

On the first floor, the main bedroom has an exceptional quality of light. It is accentuated by a high vaulted and panelled ceiling where the roof space has been opened up, exposing original timber beams. Painted in shades of blue, the room is fitting for a coastal dwelling and includes an original fireplace with built-in wardrobes either side.

The second bedroom is a bold and effective endeavour, with meticulously hand-painted stripes of dusty pink along the walls. Its west-facing orientation frames sunset views over the garden.

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To the rear lies a large bathroom with Mexican hand-painted tiles from Milagros, a grand double washstand and diamond chequerboard painted flooring. Chrome-finished sanitary ware is sourced from Burlington(?) and includes shower over the bath. A large cupboard with sliding doors provides ample storage.

There is an additional third bedroom on the lower-ground floor, currently used as a study and secondary living area.

### *The Great Outdoors*

The unusually large lawned garden is accessed from the kitchen or directly from the dining area, allowing for a seamless flow between inside and out. It is planted with trees and shrubs in raised beds and faces directly south-west for afternoon light that extends long into the summer evenings.

### *Out and About*

Deal is commonly described as one of the most attractive towns in Kent, thanks to its historic architecture (it was here that the county's first conservation area was established). Its stretch of coastline, fewer than five minutes' walk from the cottage, is similarly sublime. Deal Pier, built entirely of concrete and steel, is close and is a wonderful stroll regardless of the weather, with a glass-clad café at its end offering uninterrupted views out over the channel.

Deal's culinary scene is thriving. One of its most popular spots is the Rose Hotel, known for its excellent bar and restaurant, along with its newly opened sister restaurant The Blue Pelican, which serves Japanese-inspired food. The Frog and Scot is also a popular haunt and has a lovely wine bar, Le Pinardier. Merchant of Relish, The Black Pig and Jenkins and Sons are the go-to for groceries, meat and fish respectively. For local produce, there is a fantastic Saturday farmers' market a few minutes' walk away. For homewares, Dunlin and Diver, Old Coves and Mileage are among some of the town's finest.

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Trains run from Deal station to London St Pancras in under 90 minutes, with alternative direct trains to London Charing Cross and London Bridge. Services also connect to Kent's other popular seaside towns, including Margate, Broadstairs and Ramsgate. Sandwich, Dover and Canterbury are easily accessed by car via the A2 and A258. Access to the continent is also excellent via the Port of Dover, the Channel Tunnel at Folkestone and Eurostar from Ashford International.

Council Tax Band:

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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.