



Terence Painter

ESTATE AGENTS

- Charming Detached Residence
- Five Bedrooms
- Master Bedroom & En-suite Shower Room
- 1920's Edgar Ranger House
- Modern Kitchen with Integrated Appliances
- Two Potential Building Plots (Subject to obtaining the necessary planning consent)
- Detached Single Garage & Detached Double Garage/Workshop
- Two Driveways for Four Cars
- Well Appointed Family Bathroom & Separate W.C
- Ground Floor Cloakroom/W.C
- Three Reception Rooms
- Stunning Landscaped Secluded Garden
- Many Period Features
- No Forward Chain



42 Noran Cottage, Castle Avenue, Broadstairs, Kent. CT10 1EG.

Freehold £999,995

YOUR DREAM HOME, SET WITHIN STUNNING LANDSCAPED GARDENS WITH POTENTIAL BUILDING PLOTS & NO FORWARD CHAIN!

This charming house located on the chess board estate is one of around forty houses designed by Edgar Ranger, a prolific architect of the Arts and Craft movement. Boasting many original features such as the fireplaces, exposed ceiling beams and exquisite joinery, this property has been maintained to the highest standard and is truly a credit to its current owners. Located in Castle Avenue, this property is ideally situated within a quarter of a mile of the beach and within a mile of Broadstairs High Street where you will find many shops, cafes, restaurants, schools and transport links. Noran Cottage features five bedrooms, including a master bedroom with en-suite shower room, an array of large reception rooms, a modern fitted kitchen with integrated appliances, well appointed family bathroom, separate w.c and cloakroom w.c. The property also boasts a wealth of original character features and two detached garage/workshops which in our opinion may be suitable for redevelopment subject to obtaining the necessary consent. In 2005, planning consent was granted for the erection of a detached chalet bungalow in place of the single garage to the front of the property (which has now lapsed). Call Terence Painter Estate Agents on 01843 866 866 to arrange your viewing.

## Ground Floor

### Entrance

Access into the property is via a part leaded double glazed solid wooden door to the side of the property with complementing leaded double glazed windows to both sides and above the door.

### Entrance Hall

This is a delightful entrance hall with carpeted stairs to the first floor, two under stairs storage cupboards, high level skirting boards, exposed ceiling beam, radiator, telephone point, varnished parquet wooden flooring and doors leading off to the lounge/Diner, kitchen/diner and the cloak room/w.c.

### Kitchen/Diner

### Dining Area

12' 11" x 10' (3.93m x 3.06m) There is a leaded double glazed window to the front of the property, open archway to the kitchen area, feature fireplace with tiled shelves and wine rack inset, fitted shelves to recess area, dado rail, radiator and part varnished wooden parquet flooring and part quarry tiled flooring.

### Kitchen Area

14' 9" x 8' (4.49m x 2.43m) There is a part leaded double glazed upvc door to the side of the property and a leaded double glazed window to the side of the property. This modern and well appointed kitchen comprises an wide range of fitted cream shaker style wall and base units with integrated appliances including a fridge, freezer, dish washer, electric oven/grill and a ceramic hob with an extractor hood over. There is a stainless steel sink unit with chrome mixer tap inset to black granite worktops, under unit lighting, down lights, quarry tiled flooring and a door to the utility cupboard.

### Utility Cupboard

There is a fitted wall unit, wall mounted boiler, fitted worktop with space and plumbing below for a washing machine and tumble dryer, down lights and quarry tiled flooring.

### Lounge

17' 5" x 11' 7" (5.32m x 3.52m) This room features leaded double glazed French doors to the garden, leaded double glazed window to the side of the property which enjoys views over the garden, fireplace with wooden mantel and quarry tiled hearth, high level skirting boards, picture rail, varnished parquet wooden flooring, fitted shelves, television point, exposed ceiling beams and an open archway to the dining area.

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## Reception Room Two

16' 8" x 14' 1" (5.09m x 4.29m) This is a double aspect room with a leaded double glazed bay window to the rear of the property and a leaded double glazed window to the side of the property. This room benefits from a feature fireplace with wooden mantel, tile and brick hearth and built in cupboards to both sides. There are two small leaded windows, one to the side of the property and one looks into the entrance hall. There is varnished parquet wooden flooring, high level skirting boards, picture rail, radiator and exposed ceiling beams.

## Cloakroom/W.C

There is a leaded double glazed window to the front of the property, low level w.c, wash hand basin with antique style taps, high level skirting boards, fitted shelves and quarry tiled flooring.

## First Floor

### Galleried Landing

9' 3" x 9' 10" (2.82m x 3.00m) This is a magnificent galleried landing featuring double wooden doors to the loft space, airing cupboard, picture rail, high level skirting boards, radiator, carpet flooring and doors leading off to all bedrooms, family bathroom and separate w.c.

### Master Bedroom

16' 8" x 14' 1" (5.09m x 4.29m) This is a double aspect room with a leaded double glazed window to the rear of the property with distant sea views and a leaded double glazed bay window to the side of the property. There is a feature tiled fireplace with a wooden surround and fitted cupboards to both recesses, picture rail, high level skirting boards, wall lights, radiator, carpet flooring and a door to the en-suite shower room.

### En-Suite Shower Room

8' 4" x 6' 8" (2.54m x 2.02m) There is a leaded double glazed window to the rear of the property which offers distant sea views. This room is fitted with a fully tiled walk in shower cubicle with a chrome mixer shower, wash hand basin with antique style taps and a fitted illuminated mirror over. There is a range of fitted shelves, radiator, high level skirting boards and carpet flooring

## Bedroom Two

12' 4" x 11' 11" (3.75m x 3.63m) There is a leaded double glazed corner window unit to the front and side of the property, wash hand basin which is inset to a vanity unit, fitted wardrobes, tiled fireplace with wooden surround, picture rail, high level skirting boards and carpet flooring.

## Bedroom Three

11' x 10' 2" (3.36m x 3.10m) There is a leaded double glazed window to the rear of the property which offers distant sea views, fitted cupboard with shelving, a further fitted cupboard with hanging rail and shelving, feature fireplace with wooden mantel and tiled hearth, picture rail, high level skirting boards and carpet flooring.

## Bedroom Four

10' 1" x 8' 10" (3.08m x 2.69m) There is a leaded double glazed window to the front of the property, fitted cupboard, picture rail, high level skirting boards and carpet flooring.

## Bedroom Five

10' 1" x 8' 9" (3.08m x 2.66m) There is a leaded double glazed window to the front of the property, fitted cupboard, wash hand basin inset to a vanity unit, picture rail and carpet flooring.

## Family Bathroom

7' 8" x 6' 6" (2.33m x 1.99m) There is a frosted leaded double glazed window to the side of the property, P shaped bath with shower over, pedestal wash hand basin with fitted mirror over, low level w.c, towel radiator, part tiled walls and tiled flooring.

## Separate W.C

There is a frosted leaded double glazed window to the side of the property, low level w.c, high level skirting boards, tiled walls to dado height and tiled flooring.

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## Exterior

### Main Garden

31m x 24.70m (101' 8" x 81' 0") This house benefits from beautifully maintained gardens to the front, side and rear of the property. There is a patio area immediately to the back of the property with the remainder of the garden being mainly laid to lawn with an eclectic range of mature trees, hedges and planting. There is an outside tap, lighting and a door to the garage.

### Detached Garage One

15' 5" x 8' 2" (4.69m x 2.48m) This generous size garage accessed via Castle Avenue, features double wooden doors to the front, a rear door which gives access to the garden and a window to the side. In 2005, planning consent was granted for the erection of a detached three bedroom chalet bungalow in place of the garage which has now lapsed. Plans for the proposed property are available on request.

### Detached Double Garage Two/Workshop

6.94m x 4.99m (22' 9" x 16' 4") This large brick built garage/workshop is located to the rear of the garden and is accessed via Stone Road. To the front of the building is a large block paved driveway which provides off street parking for up to three cars. There is an up and over metal door to the front, lighting, power points and a window and double doors to the rear which provide access to a garden area. In our opinion this garage/workshop may be suitable for redevelopment into a small residential property or home office subject to obtaining the necessary consent.

### Detached Double Garage Two/Workshop Garden

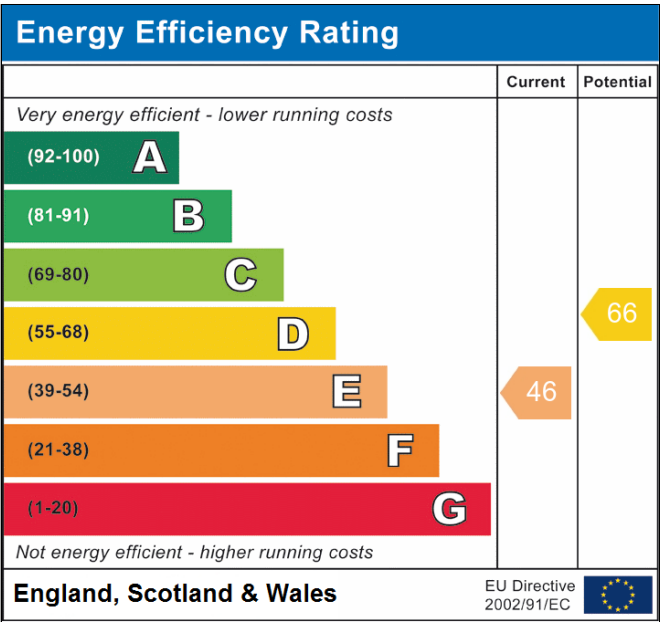
7.48m x 5.59m (24' 6" x 18' 4") This spit level garden features a garden storage unit. The current vendors have removed a fence panel to the rear of the main garden to provide access to this area and the double garage/workshop.



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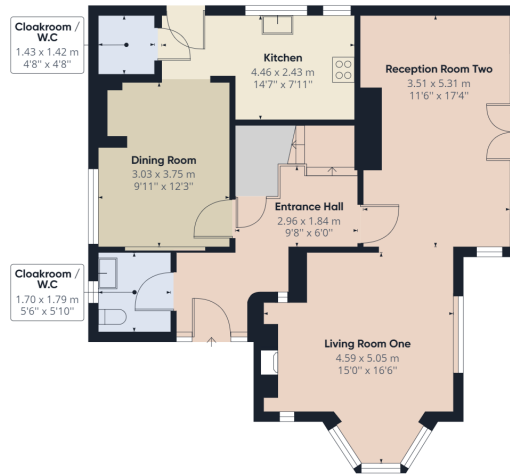
**£999,995**



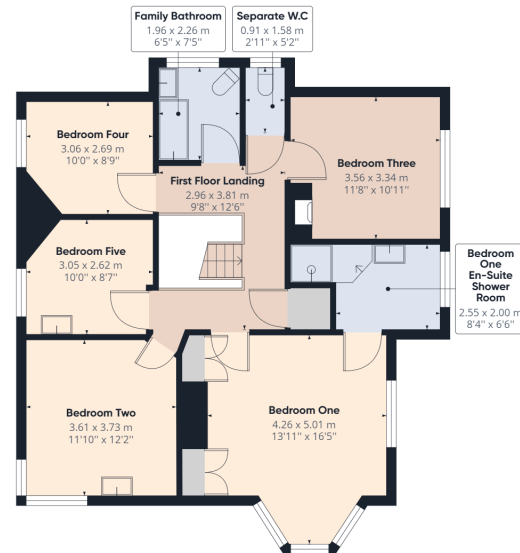


Viewing strictly by prior appointment with the Selling Agents  
**TERENCE PAINTER.**  
 Email: [sales@terencepainter.co.uk](mailto:sales@terencepainter.co.uk)  
 Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

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Floor 1 Building 1



Floor 2 Building 1

Approximate total area<sup>(1)</sup>

1700.77 ft<sup>2</sup>

158.01 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**Detached Garage Two / Workshop**

6.65 x 4.98 m

21'9" x 16'3"

**Approximate total area<sup>(1)</sup>**

358.70 ft<sup>2</sup>

33.32 m<sup>2</sup>

(1) Excluding balconies and terraces

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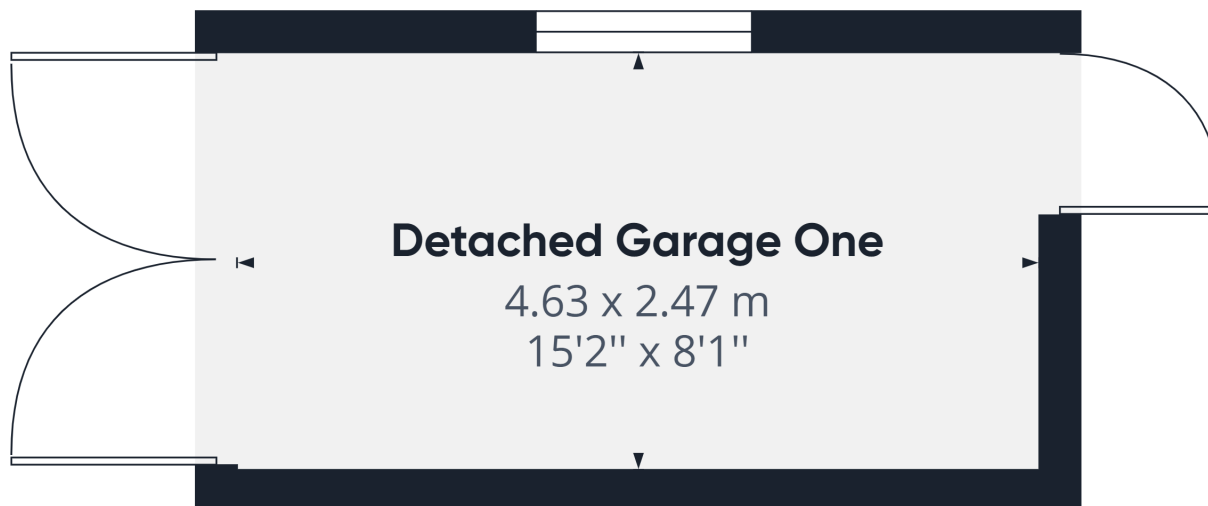
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Building 2

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**Approximate total area<sup>(1)</sup>**

126.77 ft<sup>2</sup>

11.78 m<sup>2</sup>

(1) Excluding balconies and terraces

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Building 3

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