



Terence Painter

ESTATE AGENTS

- Detached Grade II Listed Residence
- Three Bedrooms
- Bathroom & Downstairs Shower Room
- Many Original Features
- Located Close to Westwood Cross, Schools & Supermarkets
- Fitted Kitchen/Breakfast Room with AGA
- Cellar
- Lounge & Dining Room with fireplaces
- No Forward Chain
- Side & Rear Gardens
- Conservatory/Utility Room
- 35'11" Garage/Workshop



**Holly Lodge 179 Northwood Road, Broadstairs, Kent. CT10 2LS.**

**Freehold £425,000**

QUAINT DETACHED GRADE II LISTED COTTAGE BOASTING DECEPTIVELY SPACIOUS LIVING ACCOMMODATION, MANY ORIGINAL FEATURES AND IS BEING OFFERED WITH NO FORWARD CHAIN!

This is an extremely rare opportunity to acquire this beautiful and unique Grade II listed cottage situated within easy reach of the Westwood Cross shopping centre and within only metres of the local shops, transport links and local Junior and secondary Schools.

The seaside town of Broadstairs with its bustling high street, picturesque beaches and train station is located within a mile of the property.

'Holly Lodge' is believed to date back to the early 19th century and is a fantastic example of a property which offers generous size living accommodation with bundles of original features. The living accommodation arranged over two floors and comprises a welcoming entrance hall, 17'4" double aspect lounge with a stunning brick fireplace, dining room with a further impressive fireplace and cobbled stone flooring, fitted kitchen/breakfast room with an AGA range cooker, conservatory/utility room and a downstairs shower room/w.c.

On the first floor you will find a 10'10" bathroom with a claw foot bath and three generous size bedrooms which all boast fitted wardrobes.

Externally this home continues to impress with a 73'10" garden and a 35'11" garage/workshop. To the front of the property is relatively low maintenance garden with driveway.

This home is being offered with no forward chain so call Terence Painter Estate Agents now on 01843 866 866 to arrange your viewing.

## Ground Floor

### Entrance

Access into the property is via a part glazed stable style composite front door to the entrance hall.

### Entrance Hall

There are carpeted stairs to the first floor, tiled flooring and doors leading off to the lounge and dining room.

### Lounge

5.29m x 3.51m (17' 4" x 11' 6") This double aspect room features a sash window to the front of the property with fitted secondary glazing and shutter blinds, double glazed window to the rear which enjoys views over the garden and a glazed wooden door to an inner lobby area. There is an impressive brick built fireplace with a quarry tiled hearth, exposed ceiling beams, television point, wall lights, radiator and painted floorboards.

### Dining Room

4.18m x 3.51m (13' 9" x 11' 6") This room features a sash window to the front of the property with fitted secondary glazing and shutter blinds, large brick built fireplace, exposed ceiling beams, built in storage and display units, wooden panelled walls to dado level and cobbled stone flooring. There is a door to the cellar and a stable style door to the kitchen/breakfast room.

### Inner Lobby

1.90m x 1.74m (6' 3" x 5' 9") There are floor to ceiling double glazed windows and door to the rear of the property. This room links the lounge to the kitchen/breakfast room and is currently laid out with an American style fridge freezer and fitted wall unit.

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## **Kitchen/Breakfast Room**

3.62m x 3.61m (11' 11" x 11' 10") This double aspect room features windows to both sides of the property and a door to the conservatory/utility room. There is a large brick fireplace with an AGA stove inset, range of fitted shaker style units with space for a fridge, exposed ceiling beams, stainless steel sink unit inset to roll top worksurfaces, localised wall tiling and tiled flooring

## **Conservatory/Utility Room**

2.92m x 2.57m (9' 7" x 8' 5") This room enjoys views over the garden and features a double glazed door to the garden, fitted unit with space and plumbing for a washing machine and dishwasher with wooden worktops over, fitted double cupboard, quarry tiled flooring and a door to the shower room/w.c.

## **Shower Room/W.C**

2.46m x 1.16m (8' 1" x 3' 10") There is a frosted double glazed window to the side of the property, low level w.c, wash hand basin with mixer tap inset to a vanity unit, shower cubicle, panelled walls to dado level and vinyl flooring.

## **Cellar**

3.05m x 3.01m (10' 0" x 9' 11") Accessed via steps leading down from the dining room this room features a fitted bar, fitted storage cupboard with louvre doors, tiled flooring, lights and power points.

## **First Floor**

### **Landing**

There is a loft hatch, carpet flooring and doors leading off to the bathroom and bedrooms.

## **Bedroom One**

4.28m x 3.57m (14' 1" x 11' 9") There is a sash window to the front of the property with fitted secondary glazing and shutter blinds, feature brick fireplace, fitted wardrobes, radiator and carpet flooring.

## **Bedroom Two**

4.27m x 3.32m (14' 0" x 10' 11") There is a sash window to the front of the property with fitted secondary glazing and shutter blinds, feature brick fireplace, fitted wardrobes, radiator and carpet flooring.

## **Bedroom Three**

4.20m x 2.23m (13' 9" x 7' 4") Measurements include the fitted wardrobe. There is a double glazed window to the side of the property, radiator and carpet flooring.

## **Bathroom**

3.29m x 1.43m (10' 10" x 4' 8") There is a double glazed window to the side of the property, claw foot bath with antique style mixer tap and shower over, wash hand basin with mixer tap inset to a wood and cast iron stand, low level w.c, radiator and a cupboard which houses the combination boiler.

## **Exterior**

### **Rear Garden**

22.50m max x 14.90m max (73' 10" x 48' 11") The gardens of this property extend to the rear and both sides of the property. This area is mainly paved or shingled with an eclectic range of mature trees, hedges and shrubs. There is a large wooden gate to one side of the property which provides access to the garage/workshop.

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## Garage/Workshop

10.96m x 2.94m (35' 11" x 9' 8") There is an up and over metal door to the front, door and window to the rear, lighting and power points.

## Driveway

There is a driveway to the front of the property.

## Council Tax

The council tax band is D.



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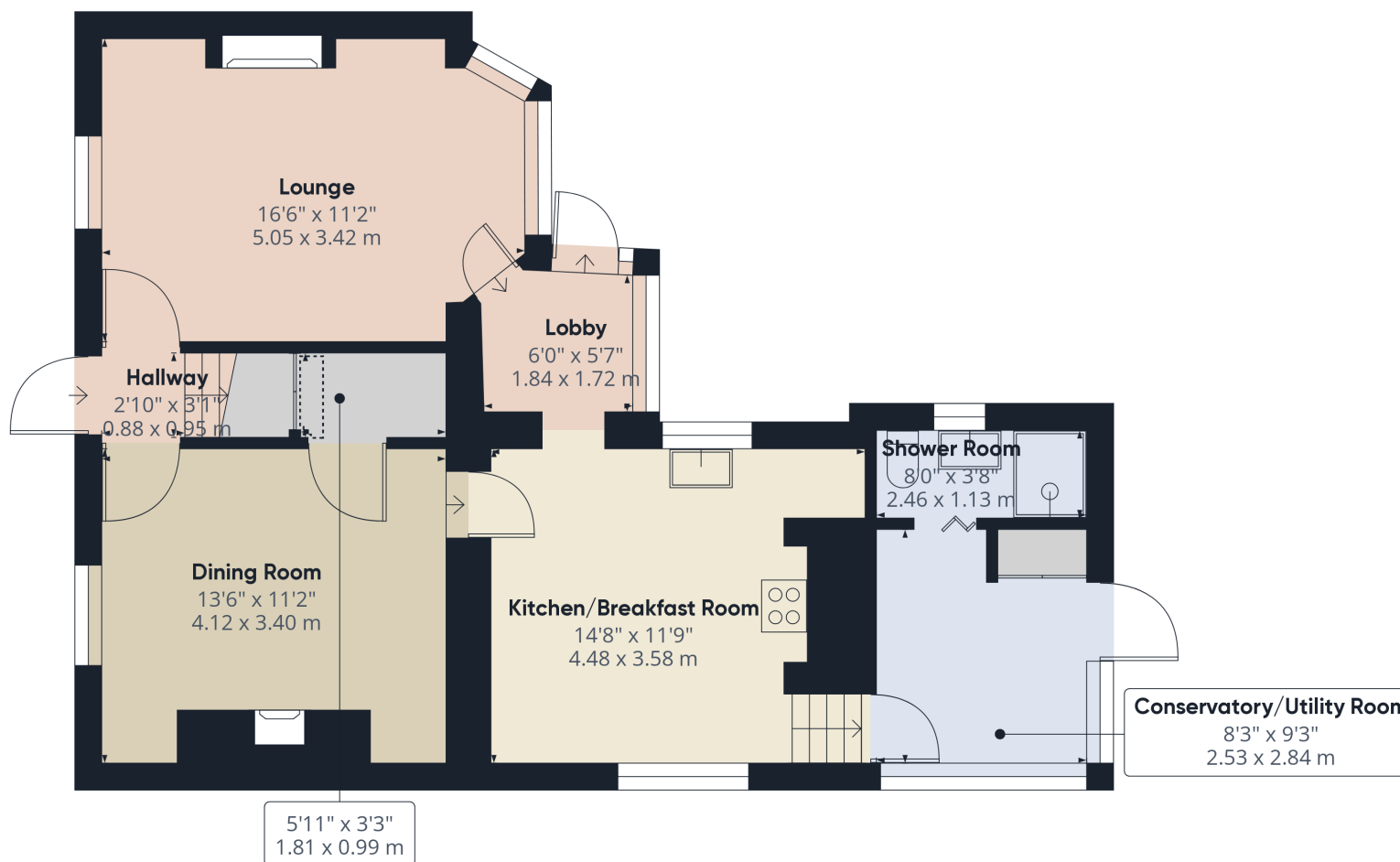


Viewing strictly by prior appointment with the Selling Agents  
TERENCE PAINTER.

Email: [sales@terencepainter.co.uk](mailto:sales@terencepainter.co.uk)

Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

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Ground Floor Building 1

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

685.31 ft<sup>2</sup>  
63.67 m<sup>2</sup>

**Reduced headroom**

2.6 ft<sup>2</sup>  
0.24 m<sup>2</sup>

Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

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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Floor 1 Building 1

Approximate total area<sup>m</sup>

505.83 ft<sup>2</sup>

46.99 m<sup>2</sup>

Excluding balconies and terraces

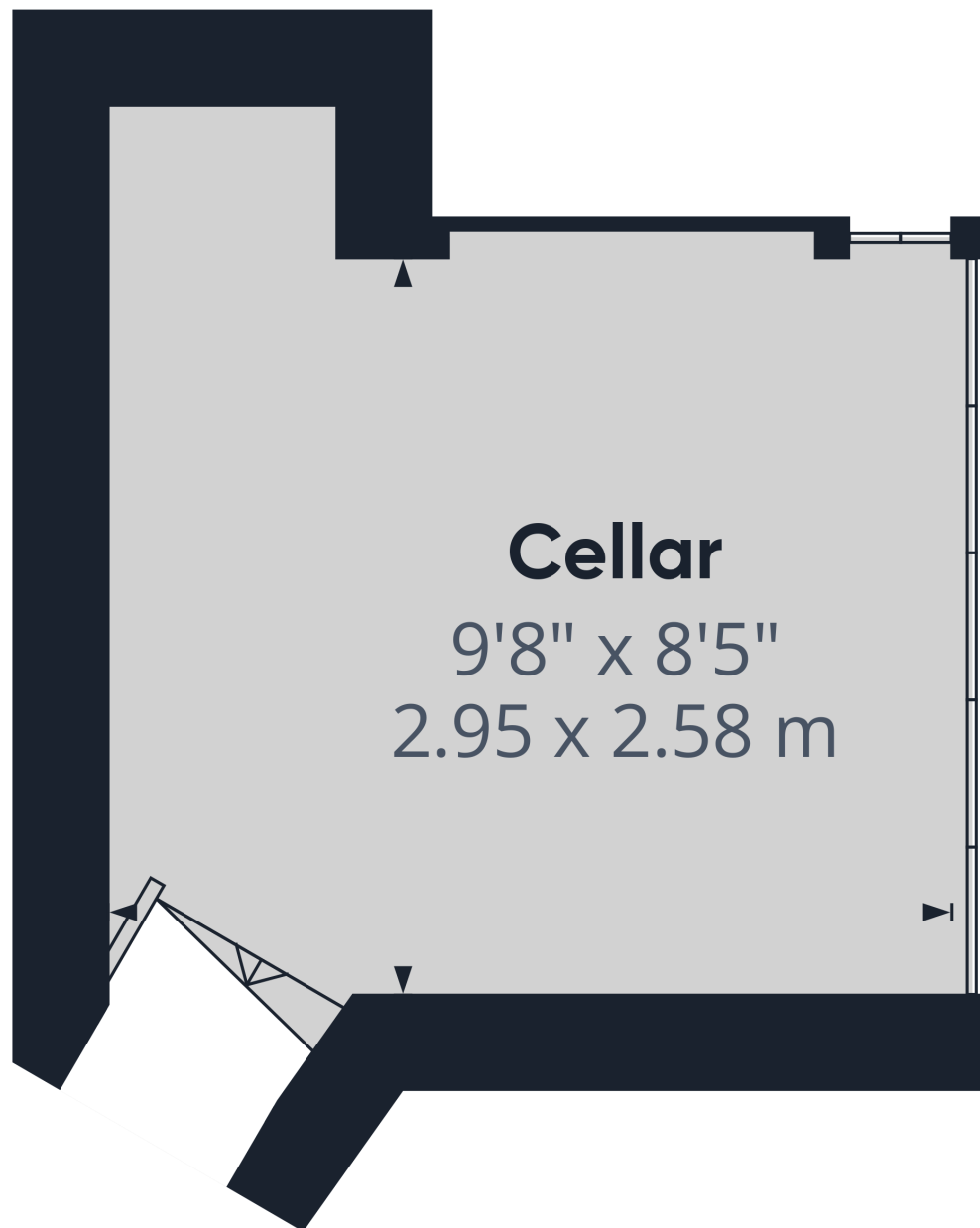
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Floor -1 Building 1

Approximate total area<sup>m</sup>

93.8 ft<sup>2</sup>

8.71 m<sup>2</sup>

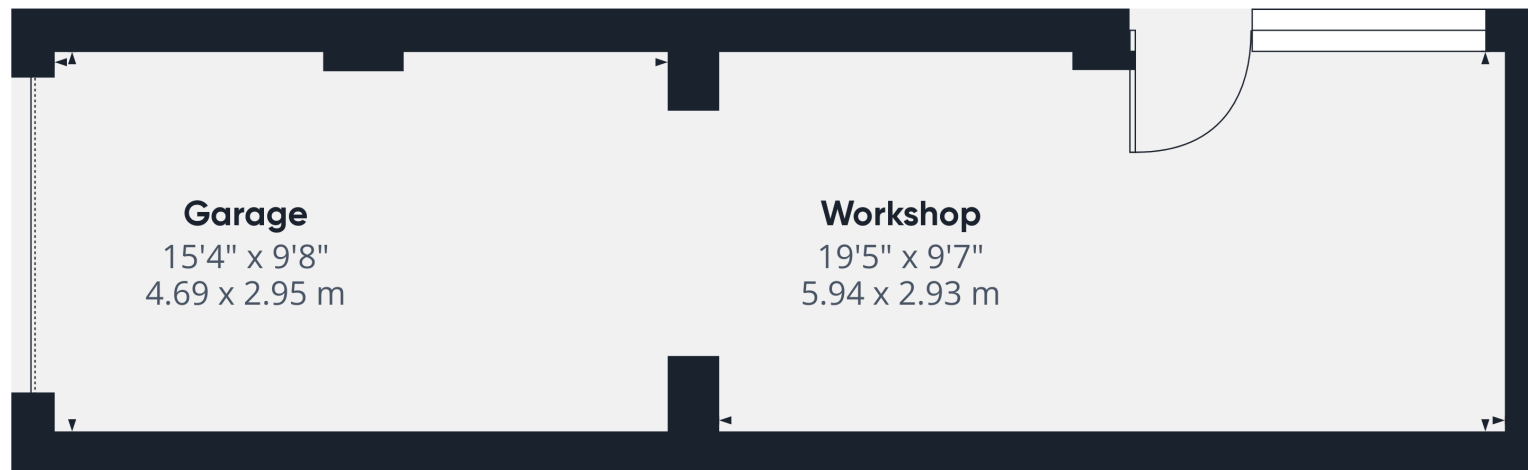
Excluding balconies and terraces

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Approximate total area<sup>m</sup>

342.43 ft<sup>2</sup>

31.81 m<sup>2</sup>

Excluding balconies and terraces

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Ground Floor Building 2

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