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ELMCOURT, BULLOCKSTONE ROAD, HERNE BAY, KENT. CT6 7NR

£950,000  
Freehold

## ABOUT THE PROPERTY

A meticulously designed residence with a high-specification finish, contemporary spaces with architectural flourishes has created this striking residence. Family-friendly living with rooms of impressive proportions, built in the mid 1800's by George Burge who designed and constructed Herne Bay Pier. Handpicked craftsmen have respected the property's period elegance, combining modern conveniences with traditional features. 'Elmcourt' was built as part of only three properties which were originally 'The Northwood manor Estate' and now remains the only exquisite family home in this location, so this really is a very unique opportunity for serious buyers.

Worthy of a mention is a beautiful, south facing walled garden with a striking detached annex, which once stood as a cattle shed in the 1800's. This dwelling has been completely refurbished to a high standard and could prove ideal as some separate living for a family member or could easily be utilised as an Air B'n'B with a healthy annual income.

Famous for its historic pier and picturesque seafront, Herne Bay is a bustling town with two miles of beaches, boutique shops and restaurants and neighbours Whitstable town, famous for it's working harbour and native oysters. The Cathedral City of Canterbury is just five miles away and there is a high speed rail link into London St Pancras.

## FEATURES

- Striking Residence With Original Features
- Architectural Flair Throughout
- Newly Fitted Facias, Soffits, Roof Flashing, 'Ogee' Victorian Guttering
- Detached Annexe in The Rear Garden
- Chain Free Sale
- 2200 sq ft of Immaculately Presented Accommodation

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

## GROUND FLOOR

### Entrance Porch

Front entrance door, Victorian style tiled floor, further door to:

### Reception Hall

Elegant hallway with Victorian style tiled flooring, wood panelled walls, column style radiator and stair case to first floor with newly fitted carpet and antique style runner rods.

### Sitting Room

14' 6" x 14' 0" (4.42m x 4.27m)  
Double glazed sash bay window to front with fitted shutters, original ceiling rose, wood panelled walls, column radiator, imposing feature fireplace with granite hearth. Television point.

### Dining Room

19' 8" x 11' 6" (5.99m x 3.51m)  
Double glazed bay sash window to front with fitted shutters, column radiator, wood panelled walls, high gloss tiled flooring, original ceiling rose.

### Gym/ Family Room

14' 8" x 10' 2" (4.47m x 3.10m)  
Double glazed window to rear, radiator, airing cupboard. Speciality rubber flooring and moisture resistant lighting.

### Kitchen/Breakfast Room

20' 6" x 13' 3" (6.25m x 4.04m)  
Comprehensive range of attractive kitchen units with complimentary work tops, two fitted eye level ovens, beautiful island with a fitted hob, extractor hood over and storage beneath. Inset butler sink unit with mixer taps, double glazed window to rear plus double glazed doors leading to the garden, vertical column radiator, tiled flooring.

### Utility Room with WC

7' 11" x 7' 10" (2.41m x 2.39m)  
Range of fitted units with vessel top copper glazed sink unit. Double glazed window to rear, heated towel rail, plumbing for washing machine. Low level WC.

## FIRST FLOOR

### First Floor Landing

A rather grand landing area with loft hatch accessing the spacious loft with lighting.

### Primary Bedroom

19' 6" x 11' 1" (5.94m x 0.28m) A splendid room with plenty of natural light with bespoke seated storage built into the double glazed bay sash window that has fitted shutters. Feature fireplace with original decorative tiling, radiator.

### En Suite Shower Room

Suite comprising separate fully tiled shower cubicle, wash hand basin set in vanity unit, low level WC, double glazed window to front, radiator,

### Bedroom Two

15' 0" x 14' 3" (4.57m x 4.34m)  
Double glazed window to rear, feature period fireplace with original decorative tiling, radiator.

### Bedroom Three

14' 9" x 14' 3" (4.50m x 4.34m)  
Double glazed sash window to front, feature period fireplace with decorative original tiling, radiator.

### Bedroom Four

13' 2" x 10' 3" (4.01m x 3.12m)  
Double glazed window to rear, feature period fireplace, radiator.

### Bathroom

Exquisite bathroom fitted with a luxurious suite comprising free standing bath with pillar tap, walk in shower stall with Aqualisa electric shower, underfloor heating, concealed mood lighting inset into alcoves. Cornten porcelain tiling, suspended wash hand basin, double glazed window to rear, low level WC, designer heated towel rail.

## OUTSIDE

### Front Garden And Driveway

60' 0" x 53' 0" (18.29m x 16.15m)  
Attractive frontage with horseshoe driving providing parking for eight vehicles and includes an EV charging point. The current owners have commissioned the new brickwork which is in keeping with the main house and has cleverly designed weather-struck pointing. Access to the rear and annex from both sides of the property with footings in place for extending the exterior lighting.

### Rear Garden

66' 0" x 53' 0" (20.12m x 16.15m) At Maximum Points

The rear garden enjoys a sunny aspect with a walled boundary. Worthy of a mention is that part of the boundary wall remains original. There is a formal lawn with an abundance of lovingly tendered shrubs and trees. External power and lighting. A Villeroy and Bosch hot tub has been installed and subject to negotiations, can be included within the sale.

## DETACHED ANNEX

### Living Room

11' 9" x 10' 3" (3.58m x 3.12m)  
Entrance door, double glazed window to side, radiator, television point,

### Kitchen

9' 10" x 7' 0" (3.00m x 2.13m)  
Modern fitted kitchen, designed and fitted by a highly regarded local company, Caroline kitchens with integral double oven, induction hob and fridge. Luxurious quartz work surfaces with inset sink and drainer plus two bespoke breakfast bars.

### Shower Room

Modern suite comprising fully tiled shower cubicle, vessel top wash hand basin, suspended low level WC, concealed lighting and wall mounted cabinet with hand touch lighting. Extractor fan and heated towel rail.

### Bedroom

11' 5" x 10' 2" (3.48m x 3.10m)  
Two double glazed windows, radiator, stable style door to garden.

### Garden Area

Whilst the outside space that surrounds the annexe forms part of the main garden, there is decked terrace with fitted seating, beautiful pergola accessed via the stable door from the bedroom.

### Council Tax Band F

NB At the time of advertising, these are draft particulars awaiting approval from our sellers.

