



Terence Painter

ESTATE AGENTS

- Charming Detached Residence
- Wealth Of Charm & Character
- Four Double Bedrooms
- 1920's Edgar Ranger House
- Three Spacious Reception Rooms
- Fitted Kitchen & Utility Room
- Swimming Pool
- Large Garage/Workshop & Driveway
- Spacious Entrance Hall
- Cloakroom/W.C.
- Potting shed/Boot Room
- Established Well Cared For Gardens

Old Tolmers, 101 Stone Road, Broadstairs, Kent. CT10 1EB.

Freehold £975,000

CHARMING DETACHED PERIOD HOME SET WITHIN ESTABLISHED LANDSCAPED GARDENS AND LOCATED WITHIN A FEW HUNDRED METRES OF STONE BAY

This charming house located on the sought after 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 plenty of character and charm throughout.

Located in Stone Road, 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.

Old Tolmer's features four double bedrooms, including a principal bedroom with a Jack & Jill en-suite bathroom, three spacious reception rooms, a good sized fitted kitchen with integrated oven, a separate shower room and a cloakroom w.c. The property also boasts a wealth of original character features and externally the established and well maintained gardens feature a swimming pool and a large detached garage/workshop with inspection pit.

Call Terence Painter Estate Agents on 01843 866 866 to arrange your viewing.

## Ground Floor

### Entrance Porch

2.38m x 1.81m (7' 10" x 5' 11") Fully glazed double doors entrance doors. Window to side. Quarry tiled floor. Ceiling mounted light. Half glazed leaded light and oak door leading to entrance hall.

### Entrance Hall

2.94m x 2.72m (9' 8" x 8' 11") Feature oak wood panelling to walls with fitted plate rack. Parquet oak wood block flooring. Electric heater. Stairs leading to first floor. Stairs leading down to understairs storage cupboard and access to potting shed.

### Cloakroom/W.C.

With low level W.C. and wash hand basin. Quarry tiled floor and part tiled walls.

### Potting Shed/Boot Room

2.70m x 2.02m (8' 10" x 6' 8") With sloping glazed roof overlooking side garden. Quarry tiled flooring. Fitted shelf and light.

### Lounge

6.51m x 4.46m (21' 4" x 14' 8") Spacious room with feature bay window to front with leaded light windows. Feature parquet hardwood flooring. Fireplace with living flame gas fire. Fitted book shelves. Three radiators. Wall and ceiling lamp points. Two feature beams to ceiling. Half glazed door to garden room.

### Dining Room

5.63m x 3.30m (18' 6" x 10' 10") Formal dining room or additional reception room with feature bay window to side with leaded light windows. Leaded light French doors with side windows to garden room. Feature fireplace with solid fuel burner and oak mantel. Two radiators. Fitted plate rack. Carpet flooring.

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## **Garden Room**

4.68m x 2.10m (15' 4" x 6' 11") Enclosed veranda with quarry tiled flooring. Glazed sliding doors leading out to the front garden. Radiator and ceiling mounted light. Fitted blinds. Doors to lounge and dining room.

## **Breakfast Room**

4.14m x 3.52m (13' 7" x 11' 7") Leaded light French doors leading out to the side garden and leaded light window to rear. Feature parquet hardwood flooring. Feature ceiling beam, corner fireplace and picture rail. Radiator. Open doorway to kitchen.

## **Kitchen**

5.35m x 3.08m (17' 7" x 10' 1") Plus recess. With window and doors leading out to two sides. Fitted with a range of units with wood panelled doors. Inset gas hob with extractor and canopy over. Split-level integrated double oven. One and a half bowl sink unit inset to tiled work surface area. Walk-in larder and boiler cupboards. Further built-in and fitted storage cupboards. Quarry tiled floor. Plumbing for dishwasher. Space for under counter fridge and freezer. Radiator. Ceiling with inset lighting and feature beam. Door to utility room.

## **Utility Room**

2.99m x 1.17m (9' 10" x 3' 10") With quarry tiled flooring, plumbing for washing machine and space for tumble-dryer. Light.

## **First Floor**

### **Landing**

Half landing with feature arched window to side with fitted window seat. Main landing with large airing cupboard housing hot water cylinder. Hatch to loft space.

### **Principal Bedroom**

6.77m x 3.90m (22' 3" x 12' 10") Double aspect room with bay window to front with leaded light windows and leaded light window to side. Built-in storage cupboard. Feature fireplace and picture rail. Radiator. Fitted carpet. Door to 'Jack & Jill' en-suite bathroom.

### **Bedroom Two**

4.64m x 4.41m (15' 3" x 14' 6") Double aspect room with leaded light windows to front and side. Radiator. Feature fireplace and picture rail. Built-in storage cupboard. Fitted carpet.

### **Bedroom Three**

3.42m x 3.54m max (11' 3" x 11' 7" max) With double glazed leaded light window to rear. Fitted carpet. Built-in storage cupboard. Picture rail. Radiator.

### **Bedroom Four**

3.57m x 2.91m (11' 9" x 9' 7") With leaded light window to side. Built-in storage cupboard. Radiator. Fitted carpet.

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### **'Jack & Jill' Bathroom**

Fitted with suite comprising a feature claw foot bath, wash basin inset to marble-topped vanity unit with storage under and low level W.C. Chrome ladder style towel rail/radiator. Fully tiled to walls. Vinyl flooring. Leaded light window to side. Doors to landing and principal bedroom.

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

Fully tiled to walls and floor. fitted with shower cubicle, wash hand basin inset to vanity unit and low level W.C. Towel rail radiator. Leaded light window to side.

### **Exterior**

### **Gardens**

Established and well maintained gardens surround the property with ornamental borders, lawns, patios and footpaths. To the rear of the property is a swimming pool with adjoining raised and sunken patios and barbeque area. There are walled and fenced perimeters.

### **Detached Garage/Workshop**

9.05m x 4.70m (29' 8" x 15' 5") Large detached garage with inspection pit, work benches, power and light. Boiler and pump system supplying the swimming pool.

### **Driveway**

A large block paved driveway leads to the detached garage.

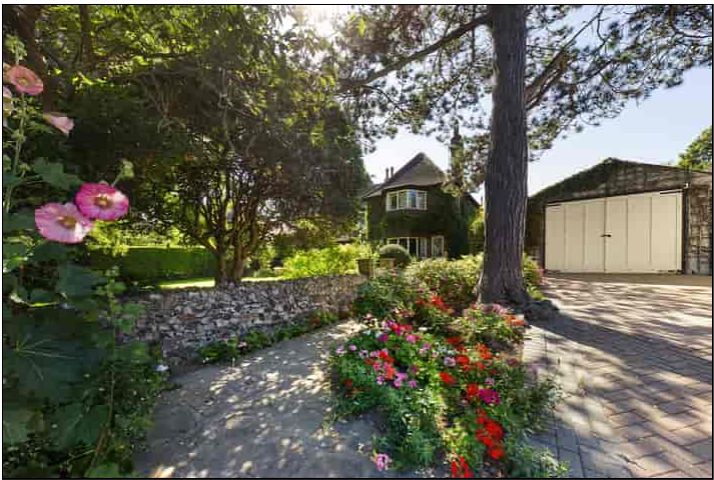
### **Council Tax Band - G**



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

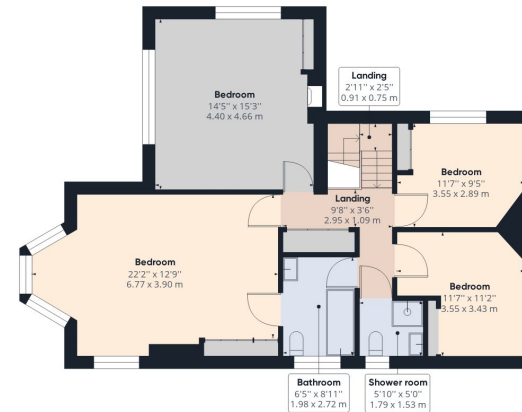


Viewing strictly by prior appointment with the Selling Agents  
**TERENCE PAINTER.**  
 Email: [sales@terencepainter.co.uk](mailto:sales@terencepainter.co.uk)  
 Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

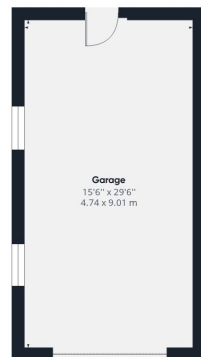
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

2576.94 ft<sup>2</sup>

239.41 m<sup>2</sup>

Reduced headroom

19.21 ft<sup>2</sup>

1.78 m<sup>2</sup>

(1) 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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