

hobbs parker

Coastal

Dutch House Coast Road Littlestone

HOMES WITH ADDED VITAMIN SEA







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Dutch House

Coast Road
Littlestone, New Romney, Kent TN28 8QZ

"This must be one of the biggest homes on the seafront in the area".
Greg Wood, Director

Believed to date from around 1905, Dutch House is an exceptional period residence occupying one of Littlestone's most enviable positions, directly overlooking the beach and enjoying uninterrupted views across St Mary's Bay.

Situated within the conservation area, this handsome coastal home extends over four floors and offers remarkably versatile accommodation, currently configured to include a substantial self-contained annexe, making it ideally suited to multi-generational living, guest accommodation or those seeking an income opportunity.

Summary

The principal reception rooms occupy the front of the house, where their elevated position makes the very most of the magnificent sea views.

The elegant drawing room extends the full depth of the property, creating a wonderfully light and spacious room with windows to two elevations, whilst the adjoining sitting room offers a more intimate space in which to relax.

Throughout, an abundance of original character has been retained, including exposed beams, timber flooring, traditional sash windows and attractive brick fireplaces.



To the rear, the beautifully arranged kitchen/breakfast room centres around a substantial island with breakfast bar and enjoys an elevated outlook across the terraced gardens. An original dumb waiter remains as a charming reminder of the property's heritage.

The first floor provides four comfortable bedrooms, including an impressive principal suite with an en suite shower room and bay window framing the spectacular coastal views. A second front-facing bedroom also benefits from the same outlook across the bay, whilst the remaining bedrooms are served by a well-appointed family bathroom. A further bedroom occupies the second floor, creating an ideal guest room, studio or home office.

The lower ground floor has direct access to the garden and provides exceptional flexibility. It is currently arranged as a spacious self-contained annexe comprising a generous sitting room, kitchen/dining room, bedroom, shower room, separate WC and utility room. In addition, a large games room opens onto the garden and is complemented by a further bedroom and kitchenette.

A secondary staircase links the accommodation, allowing the layout to be adapted with ease to suit a wide variety of lifestyles and family requirements.

Outside, the setting is every bit as impressive as the house itself with the front area the perfect vantage point from which to enjoy the ever-changing seascape, whilst the rear garden rises gently over three landscaped terraces, creating a series of spaces for outdoor entertaining, dining and relaxation.











Mature shrubs, established planting and sections of traditional walling enhance the sense of privacy and character.

The property also benefits from vehicular access from both Madeira Road to the rear and the unadopted Coast Road to the front.

Location

The nearby Cinque Port town of New Romney offers a range of independent shops, cafés and everyday amenities, together with schools, healthcare facilities and a station on the famous Romney, Hythe & Dymchurch Railway.

The dramatic landscapes of Dungeness National Nature Reserve are also within easy reach.









Ashford is conveniently accessible and provides extensive shopping and leisure facilities, motorway connections via the M20 and High Speed rail services to London St Pancras in approximately 37 minutes. Folkestone, Hythe, the Channel Tunnel and the Port of Dover are all readily accessible, offering excellent links to mainland Europe.

Additional Information

Services

Mains water supply and drainage

Heating – Gas central heating

Council Tax (existing property) – Band G

Tenure – Freehold

Flood Risk – High

Broadband – Yes – Ultrafast available

Mobile Signal Coverage – Yes

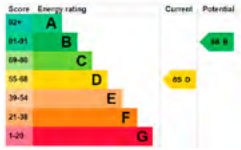
Data is from 'Sprift' via On The Market.

Directions

SatNav - Postcode: TN28 8QZ

Alternatively, please use the What Three Words website for pin point accuracy.

https://w3w.co/squirts.eternally.paving









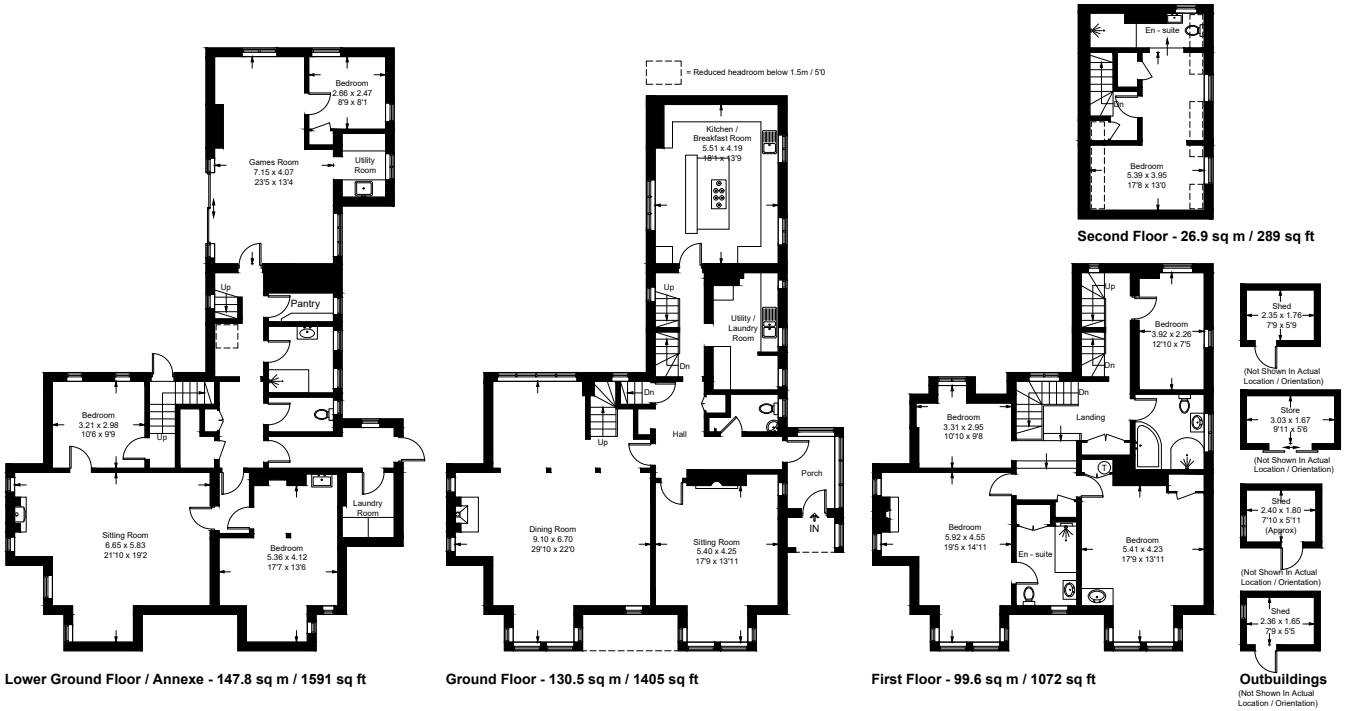
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Dutch House, Coast Road, Littlestone, New Romney



Lower Ground Floor / Annexe - 147.8 sq m / 1591 sq ft

Ground Floor - 130.5 sq m / 1405 sq ft

First Floor - 99.6 sq m / 1072 sq ft

Second Floor - 26.9 sq m / 289 sq ft

Outbuildings (Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area = 404.8 sq m / 4357 sq ft
(Including Annexe)
Outbuildings = 17.3 sq m / 186 sq ft
Total = 422.1 sq m / 4543 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1314996)
www.bardenvisuals.co.uk

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Boundaries/Acreage
The plan on these sales particulars and the acreage quoted are based on Ordnance Survey mapping and are provided for identification and guidance only. Interested parties are reminded that the property is sold in accordance with the owners Land Registry Title plan/s and they must satisfy themselves as to the legal boundaries and the quantity of land being purchased.

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If any points are particularly relevant to your interest in the property please ask for further information.

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