



BROOMFIELD
HERNE BAY

JACKSON-STOPS 

IVY COTTAGE,
37 MARGATE ROAD, BROOMFIELD, HERNE BAY, KENT CT6 7BH

AN ATTRACTIVE GRADE II LISTED PERIOD HOME OFFERING VERSATILE ACCOMMODATION, WELL MAINTAINED GARDENS AND AN EXCELLENT RANGE OF OUTBUILDINGS, ENJOYING A SECLUDED SETTING IN THE SOUGHT-AFTER RESIDENTIAL AREA OF BROOMFIELD, HERNE BAY



DESCRIPTION

Set in a sought-after position in Broomfield, this charming Grade II listed 17th century period home is approached via a discreet driveway accessed from Margate Road. Occupying a generous plot, the property enjoys beautifully maintained west-facing gardens and an impressive range of outbuildings, including a workshop, summerhouse, double garage with a room above, and additional storage sheds.

Sympathetically extended over the years, the home blends historic character with practical family living. The spacious accommodation comprises five bedrooms, two welcoming reception rooms, and a bright, airy kitchen with views over the garden.

The property's wealth of original features includes a stunning inglenook fireplace with a wood-burning stove, exposed timber beams, and period detailing throughout the older sections of the house. A light-filled garden room provides an ideal space for relaxing or entertaining, with double doors opening onto the rear garden and a paved terrace beneath an attractive pergola, creating a seamless connection between indoor and outdoor living.

FEATURES

- Discreet driveway leads to pretty, tucked away location with one neighbouring property
- Grade II Listed 17th Century house
- Original front door leads to beamed sitting room, with Inglenook fireplace and wood burning stove
- Through to light and airy 'summer' sitting room with open plan dining area and with access to delightful terrace and garden
- Modern fitted kitchen with wall and base units and with door to garden. Electric hob and oven, space for fridge/freezer, washing machine, tumble dryer, an area with further storage and pull down breakfast bar
- Downstairs cloakroom with wood panelling, WC, vanity unit and basin
- Stairs from sitting room to landing area with airing cupboard



- Four bedrooms upstairs plus family bathroom and eaves storage
- Family bathroom comprising bath, hand held shower, WC and basin. Heated towel rail and sloping ceiling
- Rear staircase down to further ground floor double bedroom (could be used as a study). Beamed ceiling and fitted wardrobes
- Ground floor family bathroom comprising bath, shower cubicle, basin and WC and double aspect windows over the gardens. Walls tiled to window level

OUTSIDE

- Wraparound gardens with mature planting and areas of wild grasses
- Well maintained front garden with parking for several cars, picket fencing and fountain
- Timber summer house with bathroom, currently used as guest accommodation. Solar panels on the roof that supply the main house
- Double garage with another workshop attached, plus room above
- Separate large workshop
- Several storage sheds



SITUATION

Ivy Cottage is beautifully tucked away from the road, nestled within a charming, secluded garden with access from Margate Road in the sought-after village of Broomfield, just two miles from the centre and seafront of Herne Bay.

Broomfield has retained much of its historic character, with an attractive collection of listed buildings, a parish church, local pub, village shops and a welcoming community atmosphere. Ivy Cottage is situated on one of the oldest roads through the village, surrounded by open countryside and farmland that provide an abundance of scenic walking and cycling routes.

The nearby coastal town of Herne Bay offers an attractive seafront, beaches, sailing facilities and miles of coastal walks, plus extensive amenities, shops, a medical centre and restaurants.

Schools within easy reach include Herne Church Of England Schools, Briary Primary School, Herne Bay High School, The King's School, Canterbury and Simon Langton Grammar Schools.

The location is well connected - Margate Road provides easy access to Herne Bay, Whitstable, Margate and the cathedral city of Canterbury. Nearby Herne Bay railway station offers regular services to London, while the nearby A299 connects with the A2/M2, providing convenient road links towards Canterbury, London and the wider motorway network.

Herne Bay centre – 1.8 miles
Herne Bay Mainline Station – 2.5 miles
Canterbury – 7.5 miles
Faversham – 13 miles

(All distances are approximate)



DIRECTIONS

Leave Canterbury on the A291 (Sturry Road) towards Herne Bay. Continue on the A291 for about 6 miles, passing through Sturry. At the roundabout with the A299 Thanet Way, go straight across to stay on the A291 towards Herne Bay/Broomfield. Continue into Broomfield. At The Plough junction, the driveway for Ivy Cottage is on the left-hand side, just before No. 37a.

What3words:///trades.chief.save

Private Finance

Jackson-Stops Private Finance specialises in advising on and arranging competitive mortgages quickly, efficiently and in a stress-free manner. Please contact the office for further information.

VIEWINGS

Strictly by appointment through Jackson-Stops
Telephone 01580 720000

PROPERTY INFORMATION

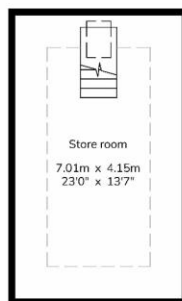
- Services: Mains electricity, gas, drainage and water
- Local Authority: Canterbury County Council
- Council Tax band: G (£3,495 for 2026/7)
- Fixtures and fittings are excluded from the sale but may be available by separate negotiation.



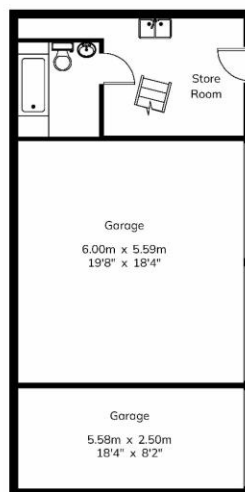
IMPORTANT NOTICE

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.
2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.
3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.
4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.
5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.
6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	80 C
39-54	E		
21-38	F		
1-20	G		



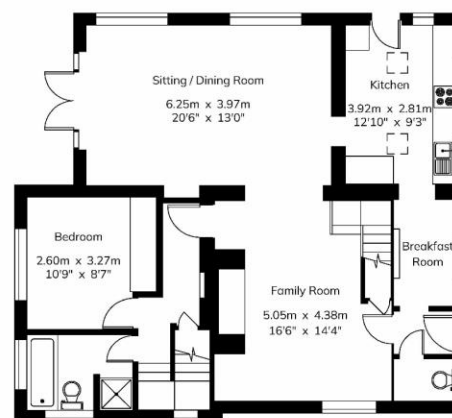
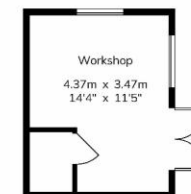
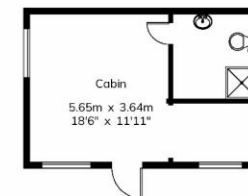
First Floor



Ground Floor

Ivy Cottage

House - Gross Internal Area : 161.0 sq.m (1733 sq.ft.)
 Garage - Gross Internal Area : 94.1 sq.m (1012 sq.ft.)
 Cabin - Gross Internal Area : 20.6 sq.m (221 sq.ft.)
 Workshop - Gross Internal Area : 15.1 sq.m (162 sq.ft.)



Ground Floor



First Floor

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