



 SKYHUNTER
PROPERTY CONSULTANTS

Harbour House
Ramsgate, Kent



Harbour House

Cliff Street, Ramsgate

Kent

CT11 9HY

Town Centre/BR Station 300/500 yards;
Margate 5 miles; A299 (M2) 9 miles
Canterbury 17 miles; Dover 20 miles

A substantial, Victorian landmark property with some of the finest harbour and channel views in South-East England

Loosely arranged to provide multi-generational accommodation within three separate apartments

- Ground floor apartment with Sitting Room, Kitchen/breakfast Room with Conservatory, Principal Bedroom & Wetroom Suite,
- Further Double Bedroom, Office (potential bedroom) & Utility Room
- First Floor apartment with Cloakroom, Drawing Room, Kitchen/breakfast Room with Conservatory & Terrace, Principal Bedroom, Dressing Room & Wetroom, Guest Bedroom & Wetroom Suite, Utility Room
- Annexe with Sitting Room/Kitchen, Double Bedroom & Bathroom Suite
- Garden Floor with numerous studios/workshops, Kitchenette & Cloakroom
 - Further Bathroom
- Extensive Private Terrace with unrestricted marine views; Patio Garden

Viewing by appointment only

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Situation

Ramsgate, initially a fishing and farming hamlet, grew steadily during the Middle Ages as a result of trade with Europe and was at one time a member of the Confederation of Cinque Ports, under the limb of nearby Sandwich.

The construction of Ramsgate Harbour began in 1749 and was completed in around 1850. This, combined with the expansion of the railways, placed Ramsgate on the map and facilitated access, not only to the Georgian and Victorian seafront houses and hotels and the excellent, extensive Blue Flag sandy beaches, but also the early ferries to mainland Europe.

The harbour has the distinction of being the only Royal Harbour in the United Kingdom. This combined with the marina provides sheltered moorings for over 700 fishing boats and leisure craft. Because of its proximity to mainland Europe, Ramsgate was a chief embarkation point both during the Napoleonic Wars and for the Dunkirk evacuation in 1940.

The architect A W Pugin and his sons lived in Ramsgate and built several important buildings there, including St Augustine's Church, The Grange, St Augustine's Abbey, and The Granville Hotel.

This fine building retains much of the Gothic Style influences of the period with panelled doors, ceiling cornices and architraves, a superb balustraded staircase, ornamental ridge tiles, hopper heads and other decorative features.

The artist Vincent van Gogh moved to Ramsgate in April 1876 and worked in a local school.

There are extensive local amenities including a selection of shops, doctors' and dental surgeries, banks, garages, library, cinema, tennis courts, pubs, golf and cricket clubs, various state primary schools, Chatham and Clarendon Grammar School, The Royal Harbour Academy and St Lawrence College.

Within a few miles at Westgate there is also St Crispin's Infant School, St Saviour's Church of England Primary School, and Ursuline College secondary school. There are further primary, secondary and grammar schools in nearby Broadstairs and

Margate. Margate also boasts the Turner Contemporary Gallery.

Extensive wider facilities are provided by the Cathedral City of Canterbury, including a comprehensive choice of shops, schools, recreational, sporting and cultural opportunities.

There are extensive local bus services and easy access to the A299, which links with the M2 motorway and through to the M20 and M25. From Ramsgate and Margate there are collectively trains to Charing Cross, Victoria and St Pancras.

A new railway station, Thanet Parkway, situated between Ramsgate and Sandwich is currently being constructed and this will reduce the journey time to London St Pancras to 63 minutes following infrastructure enhancements.

For cross-Channel services, the port of Dover, the Eurotunnel Terminal at Cheriton is within easy driving distance.

Other sporting and recreational pursuits include first class cricket in Canterbury, sailing and other watersports along the coast, day trips to France via Eurotunnel and ferries, and pleasant walks along footpaths and bridleways in the surrounding countryside.

Description

Harbour House, built in 1875, is one of the finest landmark properties overlooking the historic Royal harbour and beyond to the Goodwin Sands, the Kent coastline and France in the far distance.

Occupying arguably the most prominent, elevated position adjacent to the Royal Temple Yacht Club this substantial property has been, in recent years, the subject of an extensive, yet sympathetic remodelling under the direction of specialist conservation architects Del Renzio & Del Renzio.

Property Ref: AJBT/1459/02/03





This wonderful, unlisted property, which lies within the Ramsgate Conservation Area, now provides highly adaptable, independent but interconnecting accommodation on three floors with an independent annexe to the side. The interior design is fresh and personalised, with the conservatories providing a crisp modern aesthetic.

Though lightweight in appearance, user comfort is achieved by incorporating high-tech vacuum insulated panels, spectrally selective glazing and natural ventilation. Other materials include exposed original brickwork, Green Zinc, Ipe hardwood for flooring and joinery, glass, mirror, stone and slim aluminium sliding door frames.

The accommodation is luxurious with elaborate attention paid to the quality of fittings, kitchen units and decorative finishes, including Trompe L'oeil paint effects in a number of rooms and wetrooms.

One cannot understate the setting, with spectacular 180 degree panoramic views over the harbour and along the Kent coast to Deal and beyond from many of the principal rooms.

Approached from Cliff Street, a pedestrian gate opens to a small, enclosed garden and steps to the front door which opens to a substantial hall with the original tessellated tiled floor, a fine balustraded staircase to the first floor, access to a bathroom and a separate door to the ground floor apartment



The Ground Floor Apartment

This fine apartment comprises a long hall with doors to a superb kitchen/dining room opening to a conservatory which in turn provides access to the sitting room and the extensive terrace, a large double bedroom with ensuite wet-room, a second double bedroom with wash basin, a further room, currently an office but with potential to create another bedroom with secondary door to outside, and a utility room.

The First Floor Apartment

Approached by the original, balustraded staircase, the first floor apartment comprises a cloakroom, beautiful library, a single bedroom, utility room, kitchen/breakfast room with conservatory and terrace, double bedroom with ensuite wet-room and dressing room, a further double bedroom with an ensuite wet-room.

The Annexe

Adjoining to the side of the principal accommodation is a self-contained annexe comprising a sitting room, kitchenette, bedroom and bathroom.

Returning to the front entrance there are steps through the small garden to the garden floor.

The Garden Floor

Formerly a doctor's surgery, this area comprises a series of storerooms and workshops, cloakroom, a photographic studio and kitchenette. Certain rooms have been let in the past on licence to local artists and craftspeople. All enjoy good ceiling height and have extensive modern electrical and lighting systems in place.

In addition, there are two extensive roof space areas offering further potential.

Outside

To the front of the property is an enclosed garden with a variety of shrubs and herbaceous borders. Steps lead to the raised ground floor and also to the garden floor.

To the seaward side of the house is an extensive, private terrace bounded by Grade II Listed railings. Access may be gained directly from the kitchen/breakfast room on the ground floor, or via a locked gate and series of steps shared with the Royal Temple Yacht Club. This terrace is held on a separate, full repairing and insuring lease of 125 years from 12th February 2014.

General Information

Services: Each of the apartments benefit from recently installed independent gas-fired central heating and domestic hot water systems.





Parking: Immediately opposite the house in Cliff Street is a multi storey car park.
Annual licences can be obtained from Thanet District Council.
Mains water, gas, electricity and drainage. Gas-fired central heating.

Local Authority:

Thanet District Council, Cecil Square, Margate, Kent CT9 1XZ Tel: 01843 577000
www.thanet.gov.uk

Note

The fitted carpets & curtains, moveable furniture & fittings and garden ornaments and statuary are excluded from the sale, but may be available to a purchaser by separate negotiation.



Harbour House, Ramsgate, CT11

Approximate Gross Internal Area = 348.1 sq m / 3747 sq ft
 Garden Floor = 132.7 sq m / 1428 sq ft
 Annexe = 47.5 sq m / 511 sq ft
 Total = 528.3 sq m / 5686 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID936682)

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- Skyhunter Property Consultants is the trading name of Adrian Thompson. The office can be found at 1 Court Cottages, The Street, Ickham, Canterbury, Kent CT3 1QP

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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