

# PHILLIPS & STUBBS



coastal +  
COUNTRY



Located within the Dungeness National Nature Reserve, where a random collection of dilapidated sheds, fishing huts and decaying boats dot the landscape, abandoned and lost in time at the dramatic other-worldliness of the shingle headland spit that is Dungeness. The desolate, remote wilderness of this protected coastline of international conservation importance comprising the largest shingle beach in Europe, is filled with unusual flora, including viper's bugloss, blackthorn, Nottingham catchfly and wild carrot, and is a haven for a plethora of birdlife and a rich array of insects, most notably the moth species. Strangely alluring and calming, this extraordinary landscape is home to two lighthouses, the terminus of the RHDR miniature steam railway which runs a few yards in front of the cottage, a lifeboat station, Derek Jarman's cottage, an art gallery, together with, in the distance, the dramatic form of a nuclear power station. There are local shopping facilities and amenities catering for most day to day needs in Greatstone and Littlestone as well as several local pubs. New Romney is approximately six miles away offering supermarkets, banks, as well as a wider range of shopping facilities. The Ancient Town of Rye, famed for its historical associations and cobbled ways is about 10 miles to the west. The Channel Tunnel at Folkestone is approximately 16 miles and Dover approximately 26 miles. Mainline railway stations locally are at Appledore and Ham Street both within 9 miles being on the Ashford to Eastbourne line. Ashford International is approximately 13 miles and has high speed connections to London St Pancras in 37 minutes.

A restored fisherman's cottage, featured in The Guardian and described by Kent Online as "perfect for a romantic getaway," presenting attractive weatherboard clad timber framed elevations set with hardwood double glazed windows beneath a pitched slate tiled roof. The property was lovingly restored in 2010 retaining the character with the original wood-panelled interior giving a timeless feel. The accommodation is arranged over two levels, as shown on the floor plan. Due to the nature of the 'nonstandard' construction, the property may not be suitable for main stream mortgage lending and we therefore recommend any prospective buyers ensure that they have thoroughly investigated this aspect prior to offering.

A part glazed front door opens into a living/dining room with two windows providing landscape views to the sea, exposed floorboards, matchboard panelling to two walls and the ceiling and a fireplace with a fitted wood burner. To the rear is a kitchen / breakfast room with a part glazed stable door to the rear garden, a matchboard panelled ceiling, a range of Shaker style cabinets comprising base cupboards beneath wood surfaces with a breakfast bar, a built-in oven and hob, a butler sink with mixer tap, an integrated dishwasher and below counter space for a fridge and a washing machine.

Bedroom 1 enjoys landscape views to the front, exposed floorboards and original matchboard panelling. The bath/shower room has modern white fittings comprising a panelled bath with a wall mounted electric shower over, a pedestal wash basin and a close coupled wc.

On the first floor, there is a below eaves twin bedroom with a part glazed door opening to a balcony with an external staircase leading down to the shingle beach.

Outside: To the front of the property there is an unfenced shingle garden with side access to the rear where there is further natural shingle garden with rosemary, lavender and indigenous coastal plants, together with a rear store housing the hot water cylinder and a garden shed.

Local Authority: Folkestone & Hythe District Council. Council Tax Band A  
Mains electricity and water. Private drainage.

Predicted mobile phone coverage: Three

Broadband speed: Standard 2 Mbps available. Source Ofcom

Flood risk summary: Very low risk. Source GOV.UK

Guide price: £650,000 Freehold

Seaview Cottage, Dungeness Road, Dungeness, Kent TN29 9NE

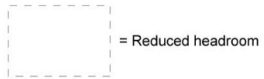


A restored fisherman's cottage with a wood-panelled interior set back from the road on the tranquil shingle beach in the wilds of the Dungeness peninsula with landscape and sea views.

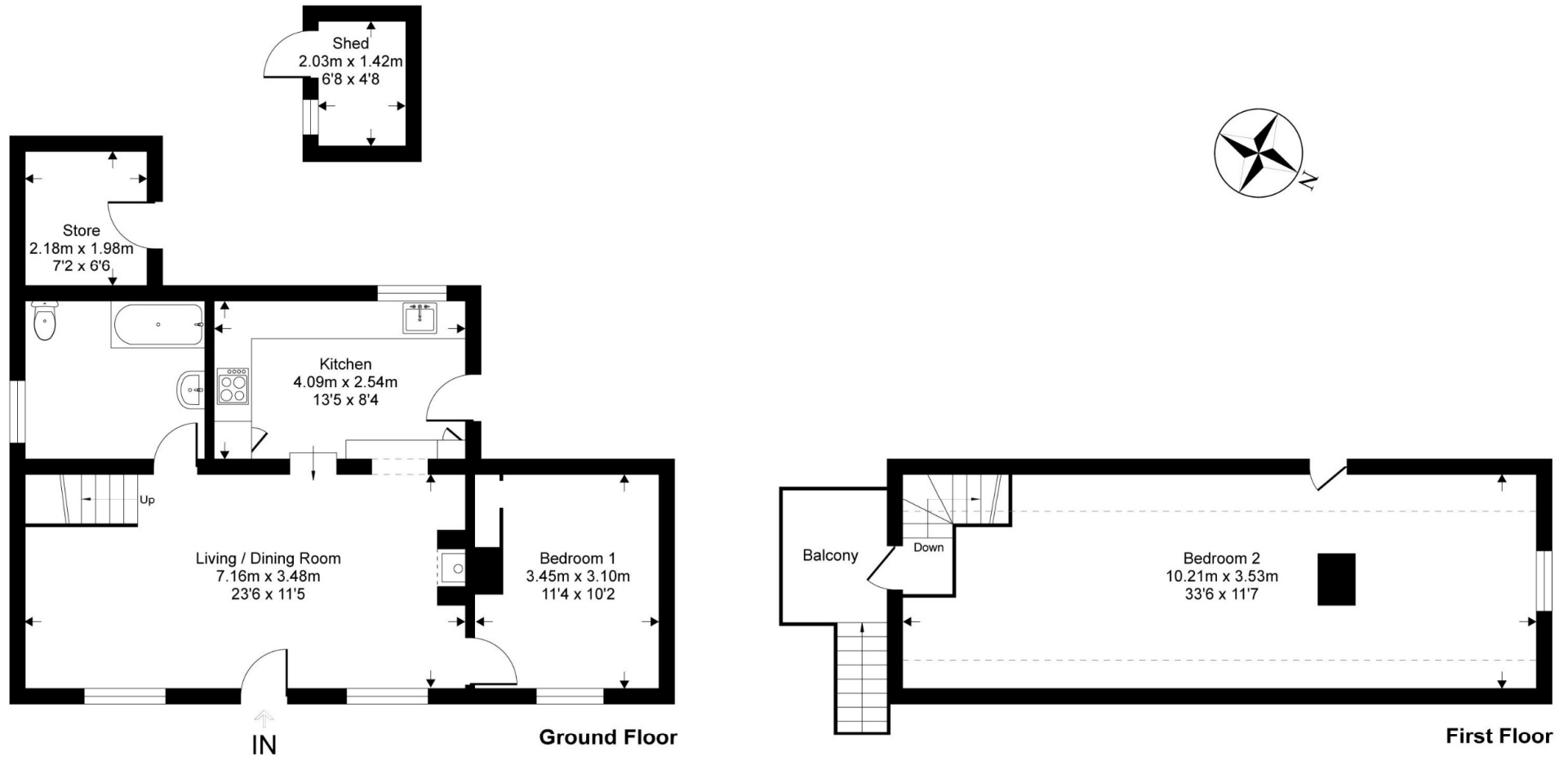
- Living/dining room • Kitchen / breakfast room • Two double bedrooms • Bath/shower room • Store
- Double glazed • Electric heating • EPC rating E • Garden



Directions: From Lydd, proceed in a southerly direction on the Dungeness Road for about 4 miles and turn right, just before reaching The Pilot Inn, into The Dungeness Estate. Continue for about a quarter of a mile and the track leading to the property will be seen on your right almost immediately opposite the Lifeboat Station. Park in the turning area immediately before the railway tracks of the miniature railway.



Approximate Gross Internal Area = 92 sq m / 990 sq ft  
Approximate Outbuildings Internal Area = 7 sq m / 78 sq ft  
Approximate Total Internal Area = 99 sq m / 1068 sq ft  
(excludes restricted head height)



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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