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## Seymour House



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**" A beautifully  
renovated  
period property  
& annexe..."**









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PEOPLE & PROPERTY

## Seymour House 10 Walmer Castle Road, Walmer, Kent CT14 7NG

A beautifully renovated period property with an annexe situated in a sought after location close to Walmer Castle.

### Distances

- Deal 1.5 miles
- Sandwich 6 miles
- Dover 8.5 miles
- Canterbury 30 minutes
- London 80 minutes  
(By HST from Walmer)
- Channel Tunnel 30 minutes

Times & distances are approximate.





## Summary

### THE HOUSE

- Drawing Room
- Dining Room
- Garden Room
- Living Room
- Kitchen/Breakfast Room
- 4-5 Bedrooms
- Family Bathroom

### THE ANNEXE

- Living Room
- Kitchen Area
- Den/Bedroom
- Utility Area
- Shower Room

### LOCATION

Seymour House is a beautifully renovated period home with a Georgian elevation to the front, situated in a sought after area of Upper Walmer within walking distance of excellent local shops, the beach, Walmer Castle and the railway station.

Deal, with its largely unspoilt seafront, enjoys good High Street shopping with a number of major retailers complemented by an excellent selection of local shops and trades. In January 2014 the town won The Daily Telegraph Award for High Street of the Year. The railway station offers frequent London services (*including high-speed services to St Pancras*) and good access exists to the Channel Ports, Canterbury, the Channel Tunnel Terminal and the motorway network. A full range of private and state educational facilities can be found locally and the general area is renowned for its sporting, leisure and recreational opportunities with golf courses of national and international status and excellent bathing, fishing, boating and sailing along the varied coastline.

### THE PROPERTY

Seymour House has been extensively modernised and renovated by the present owners with great style and flair blending contemporary ideas with period charm and character. The property now provides interconnected and flexible accommodation which could either be used as a single residence, or as a delightful home together with an annexe on the lower ground floor.

There is a clever use of glass and light throughout the property which combined with the tasteful décor gives the home a feeling of warmth and comfort. Features included stripped wooden floors, painted floors, exposed brickwork, stripped pine doors, panelled walls, dado rails and pine shutters. Not least of all to the rear of the







THE ANNEXE



house the large and partly walled gardens have been completely landscaped to provide a feeling of being in "outdoor rooms" and privacy. The effect is enhanced by the rear elevation of the house which comprises a most attractive mix of materials including mellowed brick, painted render, weather boarding, hung slates and Kent peg tiles.

**THE HOUSE** (outlined in green on the floor plans)

*Accommodation consisting of:*

#### GROUND FLOOR

Steps lead up from street level to the front door with an attractive fanlight over opening to the **Entrance Hall** Part panelled walls. **Kitchen/Breakfast Room** Bay window. Fitted in hand built pine units with stainless steel worktops comprising: stainless steel sink with glass drainer set in the worktop with cupboards and built in dishwasher, fridge and freezer under and incorporating 4-ring ceramic hob with 2 twin built-in oven units under. Island unit comprising stainless steel worktop with range of storage cupboards under. Attractive cast iron fireplace. Two openings lead from Kitchen/Breakfast Room to the **Dining Room** (currently used as a *Sitting Room*)

Attractive cast iron fireplace. A step and wide opening leads to the **Garden Room** with french doors opening out onto the terrace. **Rear Hall** Wash handbasin. French doors open to the terrace area and a further door leads to stairs in a glazed well leading down to the Lower Ground Floor.

*An attractive staircase leads from the Entrance Hall to:*

#### FIRST FLOOR

**Cloakroom** Close coupled w.c. wash handbasin, built in storage cupboard. **Landing** Panelled walls. **Drawing Room** Double aspect (north east and south east) including delightful hanging bay window with coloured glass. Attractive cast iron duck's nest fireplace. **Living Room/Bedroom 5** Cast iron duck's nest fireplace, built-in storage cupboard. **Bedroom 1** (front) Bay window, built-in wardrobe cupboard, cast iron duck's nest fireplace. **Bathroom** Tiled walls. Free-standing bath with mixer taps and shower fitment, separate corner shower, wash handbasin, close coupled w.c. chrome ladder towel rail. *NB: There is a communicating door from the Bathroom to Bedroom 1.* **Bedroom 2** (rear) Bay window overlooking Garden, cast iron

duck's nest fireplace, built-in wardrobe cupboard.

*A further staircase leads to:*

#### SECOND FLOOR

**Landing.** **Bedroom 3** (front) Dormer window with expansive views over the rooftops to the sea extending over The Goodwin Sands to the Isle of Thanet. Eaves storage cupboard and access to roof. **Bedroom 4** (rear). *NB: Plumbing in place in Bedrooms 3 and 5 to convert them to additional bathrooms if required.*

*A separate access from the road level leads to:*

**THE ANNEXE** (outlined in blue on the floor plans)

#### LOWER GROUND FLOOR

**Entrance Lobby** with door opening to **Lower Hall** Attractive tiled floor. **Living Room** Bay window, painted brick surround fireplace. **Kitchen Area** with tiled floor, 4-burner ceramic hob set in worktop with electric oven and storage space under. Further storage space under stairs, 2 half-glazed doors lead from the Kitchen Area to a **Den/Bedroom** with borrowed light from the glazed stairwell. **Utility Area** With plumbing for washing machine

and ceramic circular sink set on a stainless steel worktop. **Shower Room** Tiled floor, tiled walls, corner shower unit, pedestal washbasin, close coupled w.c. There is a further staircase leading up from the Lower Ground Floor to the Entrance Hall in the house.

#### OUTSIDE

There is a paved patio area running along the rear elevation and adjoining the Garden Room which leads on to a stepped terrace with a pergola over and wrought iron gates opening on the **Garden** beyond. On either side of the stepped terrace there is a stepped lawn bounded by flower beds stocked with a variety of ornamental shrubs, flowering plants and climbing plants. Beyond the pergola there is a fully enclosed and mainly walled, good sized Garden which is partly laid to lawn and stocked with a variety of mature trees, shrubs, fruit trees and climbing plants. Access from Walmer Castle Road leads to double gates opening to a fully enclosed **Parking Area** for 3-4 cars or more if necessary. Pedestrian side entrance, log store, 2 timber built garden sheds, outside lighting, outside water supply.



### GENERAL INFORMATION

**NB:** No 10 Walmer Castle Road has a flying freehold over the ground floor of 12 Walmer Castle Road.

**Tenure:** Freehold

**Services:** All mains services connected. Gas central heating.

#### Local Authority:

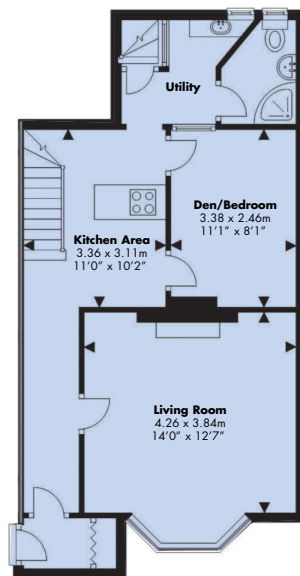
Dover District Council

Tel: 01304 821199

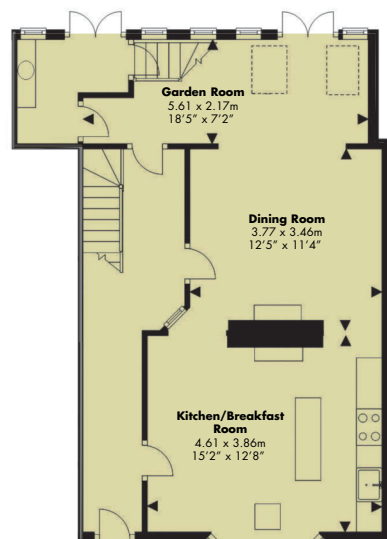
email: customerservices@  
dover.gov.uk

**Council Tax:** Band C £1,512.59  
per annum 2018/19

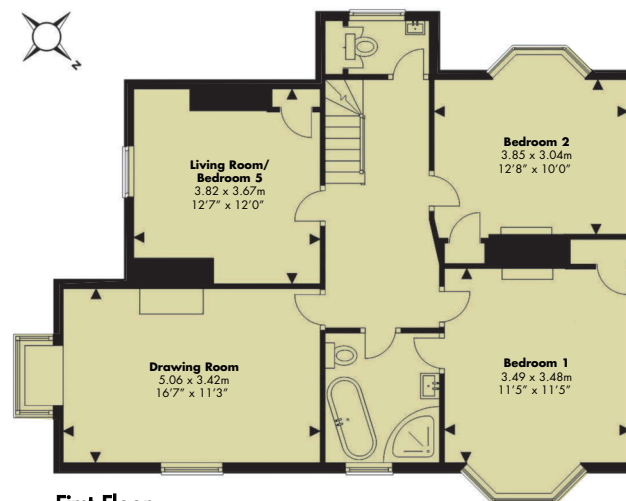
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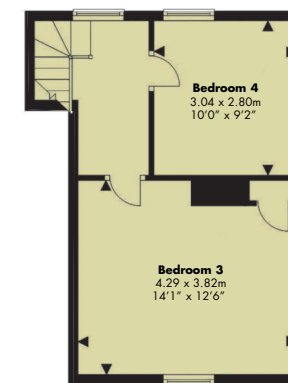
Lower Ground Floor



Ground Floor



First Floor



Second Floor



**Total Area** (As per EPC)  
Approx. 250.6 sq. metres (2697.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales		
	51	73
EU Directive 2002/91/EC		

EPC

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Viewing **STRICTLY BY PRIOR APPOINTMENT WITH BRIGHT & BRIGHT ESTATE AGENTS**

29 Victoria Road . Deal . Kent CT14 7AS . t: 01304 374071 . e: sales@brightandbright.co.uk

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