



York Street, Broadstairs





Emily's Cottage  
 11 York Street  
 Broadstairs  
 Kent  
 CT10 1PD



**Description**

Ground Floor

- Hallway
- Bedroom  
12'10 x 11'9  
(3.91m x 3.58m)
- En-suite Shower Room
- Cloakroom

Top Floor

- Bedroom  
12'9 x 11'8  
(3.89m x 3.56m)
- En-suite Bathroom
- Bedroom  
12'11 x 8'4  
(3.94m x 2.54m)

Lower Ground Floor

- Passageway
- Orangery  
10'0 x 9'6  
(3.05m x 2.90m)
- Lounge  
14'7 x 12'6  
(4.45m x 3.81m)
- Utility Room  
6'8 x 6'6  
(2.03m x 1.98m)
- Kitchen  
17'9 x 14'1  
(5.41m x 4.29m)

## Property

Built in the 1800's Emily's Cottage is the chance to own a piece of history within central Broadstairs, the current owners have continued with the renovations and restoration whilst retaining all of its character and many unique features mixed with the ease of modern day living. The property is offered to the market with NO onward chain.

Emily's Cottage is a beautiful three double bedroom home approximately 1 minute from Viking Bay. As soon as you are inside the entrance hallway you appreciate you are in a special building, to the ground floor there is a spacious double bedroom with stripped wooden floors and a fireplace, en-suite shower facilities and a stunning balcony overlooking the kitchen below.

Stairs take you down to the reception room with original Parquet flooring leading onto the double height kitchen with exposed beams and wonderful stain glass windows, this part historically used to be used as a workshop for many different trades. There is also a separate utility room. From the reception room you have access to perhaps the most spectacular part of the property which is the 18ft high orangery with exposed brick walls coupled with five large bespoke leaded light panelled windows and a central glazed ceiling dome with a large hanging pendant light. There is also a log burner and tiled flooring and steps down to an area which features the original bread oven and double doors to the front of the property.

To the top floor there is a master bedroom with fireplace, stripped wooden flooring and an impressive en-suite bathroom with free standing roll top bath and a separate shower. There is also a further double bedroom.



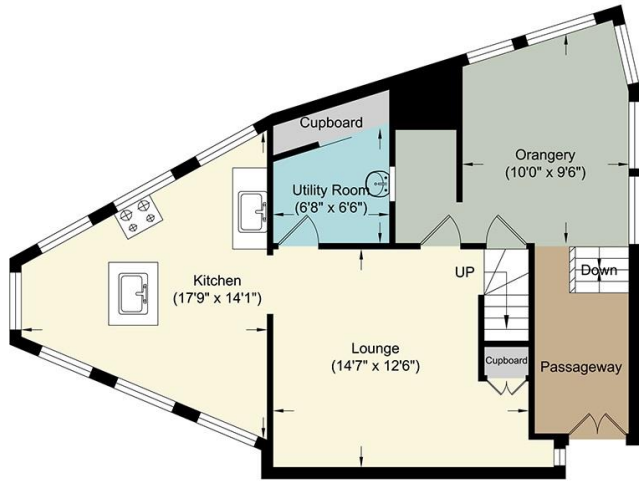
## Location

Emily's Cottage is found within the heart of historic bustling seaside town of Broadstairs with its numerous popular award winning sandy beaches and its quaint fishermans cottages and period homes including Bleak House, once the summer home of Charles Dickens.

Broadstairs town centre offers a wide variety of boutique shops, cafes, bars and restaurants and also has its own cinema. Out of town shopping and dining can also be found at Westwood Cross shopping centre.

The area provides numerous sporting, leisure and recreational facilities including golf at North Foreland golf club, the Turner Contemporary gallery in nearby Margate and the Royal Harbour and Marina in Ramsgate to name just a few. In addition, there are cliff top walks, horse-riding and numerous sports clubs to be found.

Broadstairs railway station provides a high-speed link to London St. Pancras and there are a number of highly regarded schools to be found in both the public and private sectors including grammar schools.

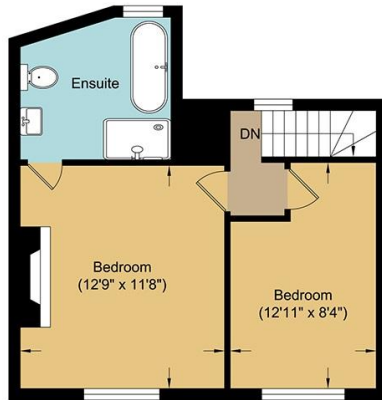


Lower Ground Floor  
Approximate Floor Area  
610.20 sq. ft.  
(56.69 sq. m)



Ground Floor  
Approximate Floor Area  
351.33 sq. ft.  
(32.64 sq. m)

TOTAL APPROX FLOOR AREA 1325.68 SQ. FT. (AREA 123.16 SQ. M)  
Measurements are approximate. Not to scale. Illustrative purposes only.



First Floor  
Approximate Floor Area  
364.14 sq. ft.  
(33.83 sq. m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: [www.milesandbarr.co.uk/referral-fee-disclosure](http://www.milesandbarr.co.uk/referral-fee-disclosure)