



The Gate Lodge
20 Admiralty Mews | The Strand | Walmer | Kent | CT14 7AZ

FINE & COUNTRY





Step inside

The Gate Lodge

Steeped in history, this fascinating Grade II listed detached bungalow lies just inside the main gates of the private Admiralty Mews estate. It is one of the pair of lodges that were originally constructed at the gateway around 1850 to serve as the guard house when the estate was built as a naval hospital. In 1930, the site became the home of the Royal Marines School of Music and the property served as the drum workshop. The site was subsequently converted into private residential accommodation when the Marines relocated to Portsmouth in 1996.

Although Grade II listed with sash windows on the outside, internally the property has been delightfully modernised providing everything needed for contemporary living. On entering the property through a useful porch, the accommodation starts with a bespoke Umbermaster kitchen which was installed by the current owners three years ago and features wooden units housing an induction hob and hot plate, oven and combi microwave as well as integrated dishwasher, fridge and freezer. A Belfast sink sits beneath quartz worktops and Amtico flooring is laid throughout. This opens into a large dining area with room for the whole family. At the other end of the kitchen, a wide archway leads to the well-proportioned dual aspect lounge with an attractive herringbone floor, shutters and French doors to the private garden.

There are two double bedrooms and a single, as well as a cloakroom and internal courtyard currently being converted into a new bathroom. This work will be completed for sale and it may be possible for new owners to choose some aspects of this bathroom. Beyond the bathroom is a good-sized utility room which houses the boiler and space for a washer/dryer as well as an external door beside the main gate.

Outside the private garden include a wraparound paved terrace, a grey gravel seating area and steps up to a front lawn. The property has a shed where a water softener is connected. The property has benefit of two allocated parking spaces, access to visitor parking, plus a communal bin store and a bike store.



Seller Insight

“ The Gate Lodge has offered us a unique opportunity to own a part of local history whilst renovating it into a contemporary and practical home. One of the most attractive parts of the property is the location. Set within a private estate the property is safe and the community inviting. Our home is now becoming too small for our growing family but we will stay within the locale because it cannot be beaten.”

Outside of Admiralty Mews, almost all amenities are within walking distance - shops, restaurants, leisure and fitness facilities, as well as two English heritage castles. Being meters from the sea is excellent for beach days and sea swims year round and the nearby promenade and pier offer opportunities for seaside cycling and walks. The mainline station provides access to the high-speed train line for Ashford and London and the further afield, the towns of Folkestone, Broadstairs, Margate and the city of Canterbury are within minutes' drive.

Deal is surrounded by plenty of amateur and championship golf courses including Princes and Royal St George's and if sailing is your interest, there is the Downs Sailing Club a stone's throw from the property.

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







Travel

By Road:	
Walmer Station	1.6 miles
Dover Docks	8.3 miles
Channel Tunnel	18.3 miles
Canterbury	23.2 miles
Charing Cross	93.5 miles
Gatwick	87.8 miles

By Train from Walmer	
St. Pancras	1hr 20 mins
Canterbury East	34 mins
Charing Cross	1hr 58 mins
Victoria	1hr 46 mins
Ashford International	40 mins

Healthcare

The Balmoral Surgery	01304 373444
The Cedars Surgery	01304 873341
St Richards Road Surgery	01304 369777
Buckland Hospital	01304 222510

Leisure Clubs & Facilities

Downs Sailing Club	01304 361932
Deal and Betteshanger Rugby Club	01304 365892
Deal Bowling Club	01304 374701
Dover Athletic Football	01304 822373
Walmer and Kingsdown Golf Club	01304 373256
Royal Cinque Ports Golf Club	01304 374007
Royal St. George's Golf Club	01304 613090
Prince's Golf Club	01304 611118
Tides Leisure Centre	01304 373399

Education

Primary Schools:	
The Downs Primary	01304 372486
Deal Parochial School	01304 374464
Dover College Junior	01304 205969
Secondary Schools:	
Dover Grammar School for Boys	01304 206117
Dover Grammar School for Girls	01304 206625
Sir Roger Manwood's Grammar	01304 610200
Dover College	01304 205969
Duke of York's Military School	01304 245024

Entertainment

Dunkerleys	01304 375016
The Royal Hotel	01304 375555
Whits of Walmer	01304 368881
Victuals and Co	01304 374389
The Coastguard	01304 853051
The White Cliffs Hotel	01304 852229

Local Attractions / Landmarks

Walmer Castle
Deal Castle
The White Cliffs of Dover and Samphire Hoe
Betteshanger Country Park
Deal Pier
Knight's Templar Church, Dover
Saturday market Deal

Split Level Ground Floor

Approx. 101.1 sq. metres (1088.1 sq. feet)



GROUND FLOOR

Hallway	
Kitchen/Dining Area	24'5 x 9'11 (7.45m x 3.02m)
Lounge	20'1 x 13'4 (6.13m x 4.07m)
Bedroom 1	11'6 x 9'9 (3.51m x 2.97m)
Bedroom 2	11'8 x 9'10 (3.56m x 3.00m)
Bedroom 3	8'7 x 6'5 (2.62m x 1.96m)
Cloakroom	6'6 x 3'6 (1.98m x 1.07m)
Utility	9'2 x 7'10 (2.80m x 2.39m)
Courtyard (Proposed Bathroom)	9'2 x 7'10 (2.80m x 2.39m)

OUTSIDE

Wraparound Garden
Shed
Allocated Parking
Communal Garden
Communal Stores

Council Tax Band: D
Tenure: Freehold
EPC: Available on request
£ 750,000



Fine & Country
Tel: 01227 479 317
canterbury@fineandcountry.com
23 Watling Street, Canterbury, Kent CT1 2UA