



4 Lanthorne Road  
Broadstairs | Kent | CT10 3NH

FINE & COUNTRY







# Step inside

## 4 Lanthorne Road

Whether you are looking for a permanent home or an unusual but sophisticated coastal retreat this charming extended cottage could tick all the right boxes. Tucked away behind a pair of attractive electronic wrought iron gates and set well back from the road is this characterful detached four bedroom family home. Although the property has been extended over the years it has its origins in the Edwardian era and this is well illustrated with its multi-faceted exterior. This includes a pair of impressive Edwardian chimneys that peek over the rooftop, vertical inset beams, an attractive pitched roof, a dual aspect porch and period front door that all together provide instant appeal, even before you see the charming and quirky interior. There is also a massive block paved frontage where you could park multiple cars and a large oak framed carport with additional space for a motorbike and storage facilities.

Once over the threshold you are straight into the amazing, dual aspect lounge with stunning features wherever you look. It is partially double height with oak flooring and underfloor heating and has a delightful brick chimney breast and fireplace with a large log burner as well as a second brick feature and a bespoke oak and wrought iron spiral staircase to the fascinating landing on the first floor.

While the lounge is full of 'old world' charm the contemporary, dual aspect kitchen/diner offers everything required for modern day, open plan living. There is a Belling range cooker, an impressive central island/breakfast bar with a large granite worktop and attractive grey units housing a variety of appliances as well as an area for a table and chairs and French doors to a small semi-circular patio. Adjacent is a utility room with access to the front driveway that also has a disused shower that could be re-instated if required as well as a very smart cloakroom with marble floor tiles.

At the side of the property there is an internal store area that leads to a charming, dual aspect shed in the rear garden that could always be converted into a games room or office for anyone wanting to work from home but not be disturbed by activities in the house.

The fascinating galleried landing on the first floor includes half height wall panelling, an original Edwardian cast iron fireplace and a large airing cupboard. It leads to the trendy family bathroom with a contemporary stand alone bath and separate shower with a power jet as well as to three double bedrooms that all have original pine doors. One is dual aspect, another has a large, walk in cupboard and is currently laid out as a gym while the first bedroom is something special. You walk past an en suite wet room on one side and a cloakroom on the other to access the bedroom. This has an amazing double height vaulted ceiling, a large bay window, half height wall panelling, an original cast iron fireplace with inset tiling and a dressing table area.

There is also a fire door from the landing with stairs to the top floor where you will find a double bedroom with a vaulted ceiling and a Velux window as well as a small seating area or space for a single bed. This would be an ideal spot for a teenager looking for a bit of privacy and independence or an office/snug.

The very easy to manage rear garden has been designed with leisure in mind and includes a lawned area as well as a raised decked terrace for al fresco dining and barbecues and another that houses a hot tub.





# Seller Insight

“ We have lived here for the past 14 years and have enjoyed updating the property and reconfiguring the accommodation to create a spacious but unusual home. It has been a wonderful place to bring up our children but now they have 'flown the nest' we feel it is time to downsize, although we shall still be living in the same area as we love the location.

It is not far to the centre of town and local beaches and is also only a short distance from the renowned North Foreland golf course for golfing aficionados. So it is ideal for those who want to enjoy sandy beaches, swimming and surfing in the summer while there are great places for walking the dog all year round. For anyone who likes riding there is a nearby stables and a number of sporting clubs provide recreational activities nearby, including cricket, bowls, tennis and rugby.

Broadstairs is a lovely Victorian seaside town with a wide variety of individual shops, beaches, bars and restaurants as well as annual events such as Folk Week, the Dickens Festival and the Food Fair. Another advantage of Broadstairs and nearby Ramsgate is that they have some very good primary, grammar and private schools while you can be in central London on the high speed train in under an hour and a half from Broadstairs station.”\*

\* 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 Information**

By Road	
Broadstairs Station	1.3 miles
Channel Tunnel	29.6 miles
Dover Docks	23.2 miles
Canterbury	19.5 miles
Gatwick Airport	85.3 miles
Charing Cross	80.4 miles

**By Train from Broadstairs**

High-Speed St. Pancras	1hr 22 mins
Charing Cross	1hr 56 mins
Victoria	1hr 48 mins
Canterbury West	25 mins
Ashford International	42 mins

**Leisure Clubs & Facilities**

Surf School Joss Bay	01843 868171
North Foreland Golf Club	01843 862140
Thanet Wanderers RUFC	01843 868857
Broadstairs and St. Peter's Bowls Club	01843 861293
Broadstairs and St. Peter's Tennis Club	

**Healthcare**

St. Peter's Surgery	01843 608860
Albion Road Surgery	01843 608836
Osborne Road Surgery	01843 863353
Mocketts Wood Surgery	01843 862996
QEQM Hospital	01843 225544

**Education**

**Primary Schools:**

Callis Grange Nursery and Infant	01843 862531
St. Peter's Primary	01843 861430
St. Joseph's Primary	01843 861738
Upton Junior	01843 861393
Haddon Dene	01843 864941
Wellesley House	01843 862991
St. Lawrence Junior	01843 572900

**Secondary Schools:**

imon Langton Girls Grammar	01227 463711
Simon Langton Boys Grammar	01227 463567
Barton Grammar	01227 464600
King's School, Canterbury	01227 595501
Kent College	01227 475000

St Edmunds	01227 763231
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**Entertainment**

Theatre Royal	01843 293397
Winter Gardens Theatre, Margate	01843 292795
Sarah Thorne Theatre, Broadstairs	01843 863701
Vue Cinema Complex	0871 2240240
Palace Cinema	01843 865726
Tartar Frigate Restaurant	01843 862013
Royal Albion Hotel	01843 868071
Charles Dickens pub	01843 603040
Wyatt and Jones	01843 865126

**Local Attractions/Landmarks**

Crampton Tower	01843 871133
Dickens House Museum	01843 861232
Quex Park	01843 841119
Lilliput Mini Golf	01843 861500
Turner Contemporary	01843 233000
Spitfire and Hurricane Museum	01843 821940
Hornby Visitor Centre, Westwood	01843 233524

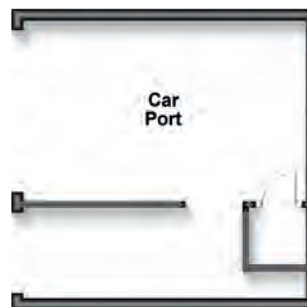
## Ground Floor

Approx. 98.5 sq. metres (1060.6 sq. feet)



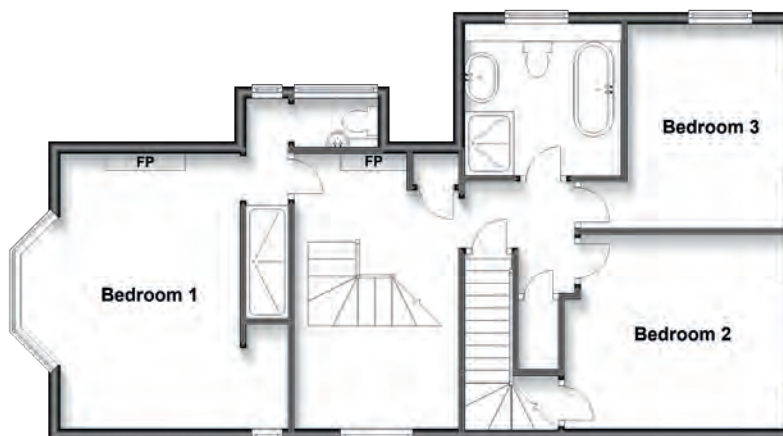
## Car Port

Approx. 23.5 sq. metres (253.2 sq. feet)



## First Floor

Approx. 74.9 sq. metres (806.5 sq. feet)



## Second Floor

Approx. 22.8 sq. metres (245.2 sq. feet)



## GROUND FLOOR

Entrance Hall	
Lounge	22'7 x 15'7 (6.89m x 4.75m)
Kitchen/Diner	14'7 x 14'7 (4.45m x 4.45m) + 11'0 x 9'2 (3.36m x 2.80m)
Utility Room	
Cloakroom	
Store	15'7 x 5'1 (4.75m x 1.55m)
Shed	16'5 x 10'8 (5.01m x 3.25m)

## FIRST FLOOR

Landing	
Bedroom 1	15'7 x 12'6 into bay (4.75m x 3.81m)
En Suite Shower Room	
Bedroom 2	11'8 x 11'0 (3.56m x 3.36m)
Bedroom 3	11'8 x 11'6 (3.56m x 3.51m)
Bath/Shower Room	8'8 x 8'4 (2.64m x 2.54m)

## SECOND FLOOR

Landing	
Bedroom 4	16'3 x 11'9 (4.96m x 3.58m)

## OUTSIDE

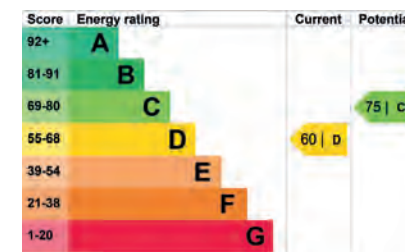
Rear Garden  
Gated Driveway  
Double Carport

£900,000

EPC Rating: D

Council Tax Band: C

Tenure: Freehold







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

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