



Walters Hall Farmhouse
47 Monkton Street | Monkton | Ramsgate | Kent | CT12 4JF



Step inside

Walters Hall Farmhouse

The previous owners apparently took nine years to lovingly and sensitively renovate this outstanding Grade II Listed residence that dates back to the 16th century, creating a beautiful home set in 0.3781 of an acre. It includes stunning period features such as exposed ceiling and wall beams, inglenook fireplaces, oak flooring, latch doors and a bespoke oak staircase internally, while externally the historic brickwork, Dutch end gable, Kent peg tile roof, chimneystacks and multi-pane sash windows provide immediate appeal. At the same time the property has also been updated to incorporate everything needed for modern day living including high end fixtures and fittings such as lovely oak doors.

The property is partially hidden from the road and approached via solid wood gates and a gravel driveway flanked by large lawns and tree borders. It leads to the garage and a large forecourt where you can park a number of vehicles as well as to the front porch. The old inner front door is stunning and opens straight into a large and fabulous dual aspect open plan lounge/diner that has a plethora of exposed beams, oak parquet flooring, the oak staircase, an inglenook fireplace with a large log burner at the seating end and another fireplace with a Bressummer beam in the dining area as well as a storage cupboard.

There are doors each side of the inglenook with one opening into a cloakroom and the other leading to a well-designed bar/snug with a fitted brick and granite bar and another inglenook fireplace as well as French doors to the rear terrace. Stable doors access the contemporary kitchen that has flat fronted units with granite work tops housing two built in ovens, a griddle, fridge freezer and microwave as well as a peninsular with a five ring gas hob and extractor and a back door to the garden. The bespoke staircase carries on down to a reduced height basement that provides an excellent utility room with laundry facilities, storage and a large boiler room as well as an external door and steps up to the garden.

Upstairs there are four bedrooms on the first floor including one adjacent to the family bathroom, a guest double with an en suite shower, a single that makes an excellent nursery or study and the impressive main bedroom. This includes a fireplace, central beam and steps up to the dressing area and fabulous en suite bathroom with a Jacuzzi bath, wet room style shower and twin vanity basins. Carrying on up to the second floor you will find a vaulted ceiling double bedroom with exposed beams and an en suite bathroom as well as a vaulted ceiling loft room that also has exposed beams.

The rear garden is easy to look after and is mainly lawn with a large terrace and a hot tub for outdoor entertaining as well as a children's play area and a large summerhouse with an additional patio. There is also a garden shed, log store, built in barbecue and greenhouse.



Seller Insight

“ We fell in love with the house as soon as we saw it and walked into the living room with its warm and friendly atmosphere. It is very quiet and peaceful yet it is only a minute's walk to the White Stag pub if you want a drink or a meal out but don't want to drive. We shall be sad to leave but we are relocating to be near our family.

Monkton (originally known as Monocstune or Monks town) is a delightful village with its old church and primary school within very easy walking distance. We are just a short stroll from the Monkton Nature Reserve, which is a 16 acre wildlife oasis providing a home for endangered flora and fauna in a reclaimed former chalk quarry and is an ideal spot to take the children as it has a wide variety of activities available.

Nearby Minster is a historic place with its Abbey and Church that was originally founded in 670AD and gives the village a wonderful, historic atmosphere. As well as a mainline station Minster has a range of shops, pubs and restaurants. There are also hair and beauty salons as well a veterinary practice, a dog groomer and doctor's surgery. There is a great community spirit in the village that includes an amateur dramatic society, bowls group, Morris dancers and regular events in the village hall as well as a large playing field and recreation ground that hosts the annual Minster Show.

At the same time we are only a minute's drive to the Thanet Way for access to London and Canterbury and the Sandwich Road for Dover and Folkestone are nearby, while the high speed train from nearby Minster will get you to Central London in under an hour and a quarter and this will be reduced even further with the arrival of the new Ramsgate Parkway station. It is only a short distance to the Westwood Cross shopping centre for a little retail therapy and for golfing enthusiasts there is the St Augustine's Golf Club, Stonelees and the Manston Golf Centre as well as the renowned Championship courses at Sandwich.”*

* 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	
Minster Station	1.7 miles
Ramsgate Station	6.9 miles
Dover Docks	21.7 miles
Channel Tunnel	29.7 miles
Canterbury	10.9 miles
Gatwick Airport	77.4 miles
Charing Cross	72.1 miles

By Train from Minster

High Speed St Pancras	1hr 14mins
Ashford International	34 mins
London Charing Cross	1 hr 52 mins
London Victoria	1hr 40mins

Leisure Clubs & Facilities

St Augustine Golf Club	01843 590333
Bannatynes Health Club	01843 600606
Stonelees Golf Centre	01843 823133
Manston Golf Centre	01843 590005
Ramsgate Croquet Club	01843 588878
Thanet Bowls Club, Ramsgate	01843 594804
Royal Temple Yacht Club	01843 591766

Healthcare

Minster Surgery	01843 821333
Dr Adam Akyd & Partners	01843 595951
Dr M D Cardwell	0300 0427007
Summerhill Surgery	01843 591758
QEQM Hospital, Margate	01843 225544

Education

Primary Schools:

Monkton Primary	01843 821394
Minster Primary	01843 821384
Chilton Primary	01843 597695
Wellesley	01843 862991
St. Lawrence Junior	01843 587666

Secondary Schools:

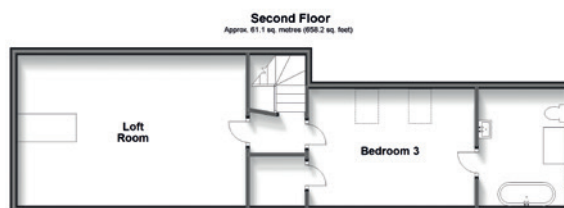
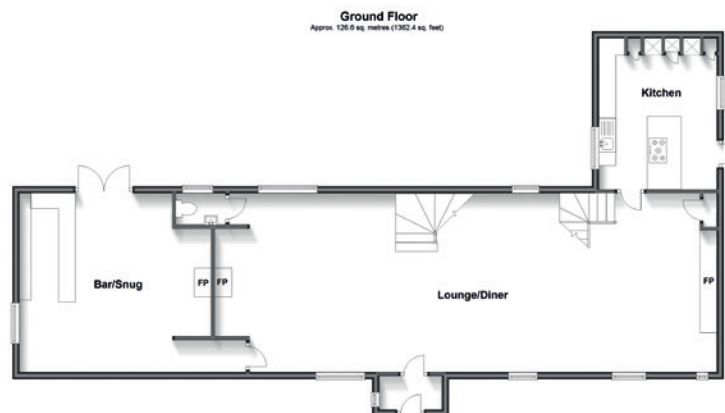
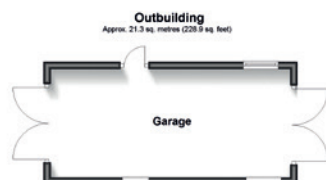
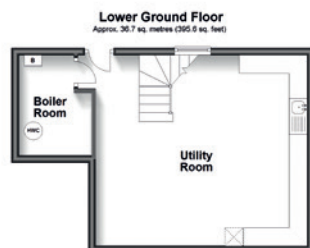
Chatham and Clarendon Grammar, Ramsgate	01843 591075
Dane Park, Grammar, Broadstairs	01843 864941
St. Lawrence College (Senior)	01843 587666

Entertainment

Vue Cinema Complex and Casino	01843 579999
Theatre Royal, Margate	01843 293397
Sarah Thorne Theatre, Broadstairs	01843 863701
The New Inn	01843 826142
The Sands Hotel, Margate	01843 228228
Yarrow Hotel, Broadstairs	01843 460100

Local Attractions/Landmarks

Monkton Nature Reserve	01843 822666
Dreamland Amusement Park	01843 295887
Quex Park Museum, Birchington	01843 842168
Turner Contemporary Gallery, Margate	01843 233000
Shell Grotto, Margate	01843 220008
Spitfire and Hurricane Memorial Museum	01843 821940
Hornby Visitor Centre, Westwood	01843 233524
Dickens House Museum, Broadstairs	01843 863453
Westwood Cross Shopping Centre	
Pegwell Nature Reserve	



GROUND FLOOR

Porch	
Lounge/Diner	46'1 x 16'3 (14.06m x 4.96m)
Bar/Snug	22'0 x 16'3 (6.71m x 4.96m)
Kitchen	14'8 x 11'10 (4.47m x 3.61m)
Cloakroom	

LOWER GROUND FLOOR

Utility Room	17'6 x 14'10 (5.34m x 4.52m)
Boiler Room	

FIRST FLOOR

Landing	
Main Bedroom	18'6 x 16'3 (5.64m x 4.96m)
Dressing Area	
En Suite Bath/Shower Room	
Bedroom 2	15'6 x 11'8 (4.73m x 3.56m)
En Suite Shower Room	
Bedroom 4	11'10 x 11'3 (3.61m x 3.43m)
Bathroom	
Bedroom 5	12'10 x 7'9 (3.91m x 2.36m)

SECOND FLOOR

Landing	
Bedroom 3	15'8 x 11'0 (4.78m x 3.36m)
En Suite Bathroom	
Loft Room	24'3 x 16'3 (7.40m x 4.96m)

OUTSIDE

Rear Garden
Side Garden
Front Garden
Gated Driveway

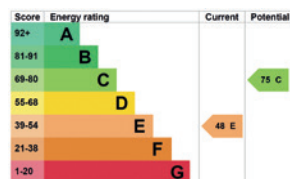
OUTBUILDING

Garage	22'6 x 10'2 (6.86m x 3.10m)
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£1,000,000

Council Tax Band: G

Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed 14.06.2023





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