



Price

£825,000
Freehold

Garlinge, Margate, Kent, CT9

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Westgate Station

1.2 miles

Dover Docks

23.7 miles

Canterbury

15.3 miles



A fabulous detached house on a large plot with planning permission for 4 new detached houses on the adjoining field behind.



A delightful detached house on a generous plot
Planning permission for 4 x detached houses behind
Planning reference: OL/TH/18/1233
Planning permission to modify current house also
Off street parking
Ideal investment opportunity



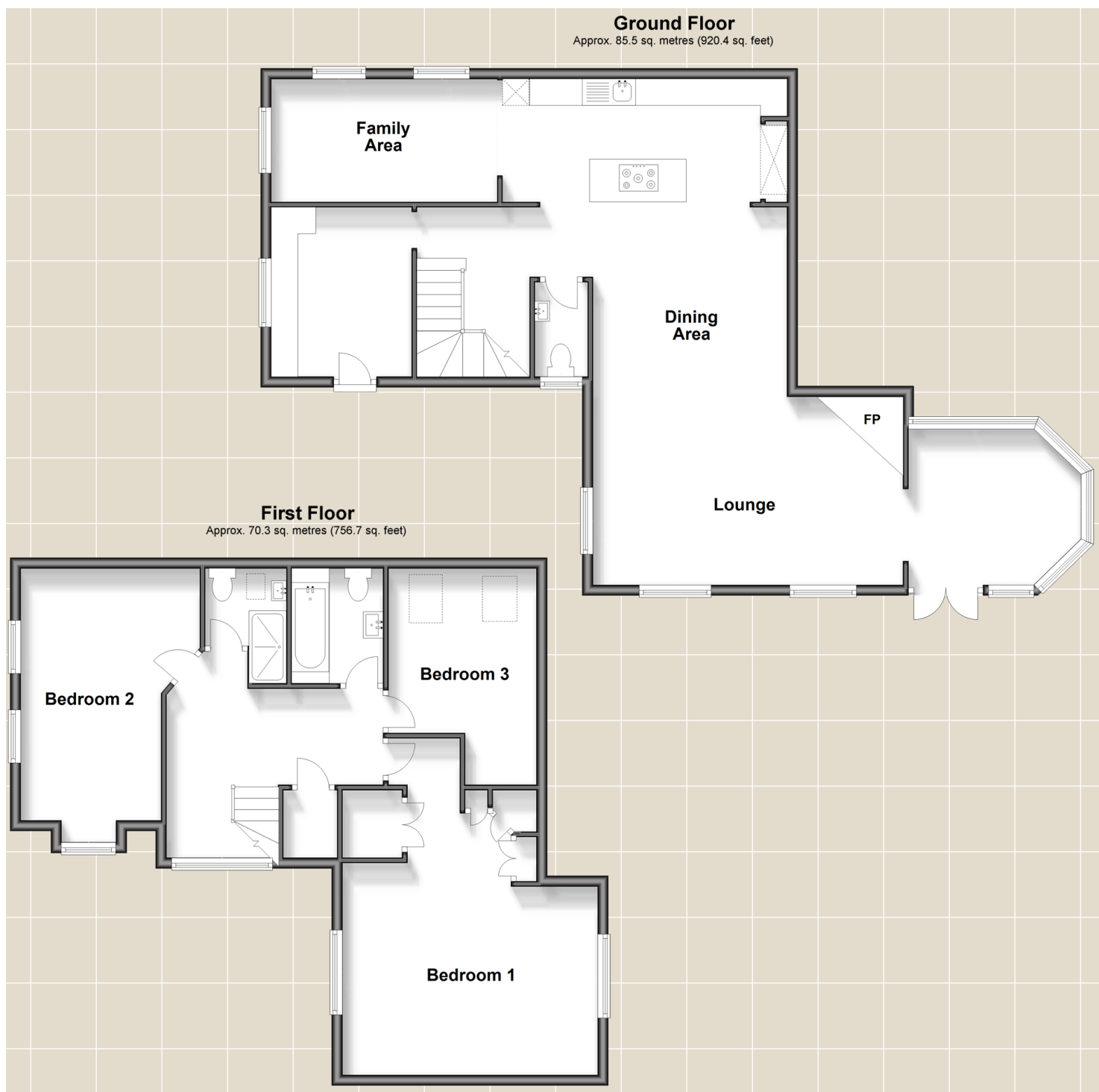


Hidden away behind the high street in Garlinge, is this unusual and bespoke detached family home built about 20 years ago on the site of the original forge. It sits in a very large plot overlooking fields and includes a detached annexe and planning permission for the remodelling of the existing property and construction of four detached properties in the grounds. (Planning Ref: OL/TH/18/1233). There is a parking area for at least four cars and access to the property is via a small courtyard. There is a utility room and a cloakroom as well as a large open plan, triple aspect family space that incorporates a stunning kitchen/breakfast area, spacious dining and lounge areas as well as a semi-separate family area. The kitchen has delightful flat fronted black units and granite worktops housing various appliances and an island breakfast bar with an inset induction hob. The sitting room includes an impressive corner fireplace with bricks from the original building and leads to a charming conservatory and the garden. Upstairs there is a family bathroom and separate shower room as well as three double bedrooms with eaves storage

including one that could be converted back to being two singles, another currently used as a large dressing room and the dual aspect first bedroom with its vaulted ceiling, built in cupboard and bedroom furniture. Outside there is a sunken terrace and a pathway, bordered by raised shrub and flower beds, leading to the annexe and the large lawn surrounded by fields that is where the new houses would be constructed. The large single storey annexe provides a living room with French doors to the garden, a kitchen/diner, a double bedroom and a bathroom.

What the owner says...

"We were delighted to have the opportunity to building this family home and have enjoyed our time here, but it is time to downsize. However we were delighted to obtain full planning permission for the erection of four new detached properties in the grounds. Although the garden backs onto fields with wonderful rural views we are only a stone's throw from the high street with its pubs and eateries, post office, petrol station and M & S foods, pharmacy and convenience store as well as a good primary school and nearby Westgate includes a stunning beach, delightful independent shops, a station, secondary schools and an excellent cinema."



For directions to this property please contact us.

Viewing: Strictly by appointment with Fine & Country's offices in:

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