



Courtstairs Manor

£625,000

NEW BUILD | Share of Freehold

Welcome to Courtstairs Manor, an exceptional residential development that goes beyond ordinary. Painstakingly restored with meticulous attention to detail, this unique landmark is nestled within the breathtaking Pegwell Bay National Nature Reserve on the coveted Kent coast, offering an unparalleled seascape setting.

The magnificent main building has been transformed into seven distinct apartments, each exuding its own individual style and charm. With floor plans designed to maximize the mesmerizing sea views, these residences are a testament to thoughtful consideration and impeccable craftsmanship. Additionally, the manor is flanked by seven new houses and charming mews, ensuring a diverse range of living options to suit any discerning buyer. Every home within this development has been designed with both aesthetic appeal and durability in mind, capable of withstanding the coastal elements. Whether seeking a splendid family home or a perfect weekend retreat, Courtstairs Manor offers a haven to escape and recharge.

Apartment three encompasses the entirety of the ground floor in the East Wing of the original Courtstairs Manor. Retaining numerous period features, including a unique arched entrance vestibule framing the front door, this spacious apartment boasts a separate and generously sized kitchen—an exclusive feature within the development. The large lounge area opens onto a south-facing deck, providing an idyllic vantage point to admire the gardens and the captivating sea views. Early purchasers have the opportunity to shape the final interior design details of this truly exceptional living space, ensuring a personalized touch.

Dating back to 1875, Courtstairs Manor holds a rich history as a cherished family home before being repurposed as an exhibition and wedding venue. The developers have spared no effort in preserving the manor's Gothic style, both inside and out, with an unwavering commitment to intricate detailing by highly skilled, specialist tradespeople. The warm red brickwork and period architectural features have been meticulously revitalized, breathing new life into the estate. Moreover, every window has been crafted from scratch using Accoya, a durable and resilient wood specifically chosen to withstand the challenging coastal environment.

This remarkable restoration project is a testament to a "no expense spared" approach, ensuring the highest quality in every aspect of the development.

As you pass through the imposing entrance gate, a world of beauty unfolds, with meticulously manicured grounds surrounding an enchanting ornate fountain. The newly designed car park provides two allocated spaces per property, each equipped with its own private EV charging point, catering to the needs of modern residents.

The Kent coastline offers a vibrant and evolving social scene, easily accessible from Courtstairs Manor. Discover an array of trendy coffee shops, gastro pubs, specialist restaurants, and artisan bakeries, which coexist alongside long-established traditional retailers, antique emporiums, and independent seafood merchants.

Just a 15-minute stroll along the esplanade lies Ramsgate, a captivating harbor town renowned for its diverse arts community, yachting enthusiasts, and seasonal visitors. Along the way, take a moment to savor a coffee at The Boating Pool, a charming former Victorian lido now housing two cafes, live music performances, and pedalos for leisurely enjoyment.

Courtstairs Manor offers apartments with a lease of 999 years, ensuring long-term security and peace of mind. The houses are sold as freehold properties, providing ultimate ownership freedom. Annual ground rent for the apartments is set at £100, subject to review every 25 years for the first 100 years. Estimated annual service charges for Year One range from approximately £1600 to £2000 for the apartments, while the houses have an estate charge of approximately £200 per annum. Service charge reviews are conducted annually, ensuring ongoing maintenance and upkeep of the development.

Indulge in the epitome of coastal luxury and embrace a life of elegance and tranquility at Courtstairs Manor. This extraordinary development combines timeless charm,

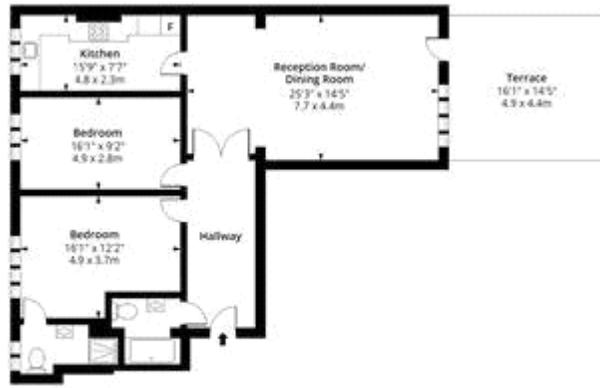
Tenure: Share of Freehold



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. . Where the property has been extended/converted, planning/building regulation consents. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

Courtstairs Manor, CT11

Approx. Gross Internal Area 1081 Sq Ft - 100.42 Sq M
 Approx. Gross Terrace Area 232 Sq Ft - 21.55 Sq M



Ground Floor

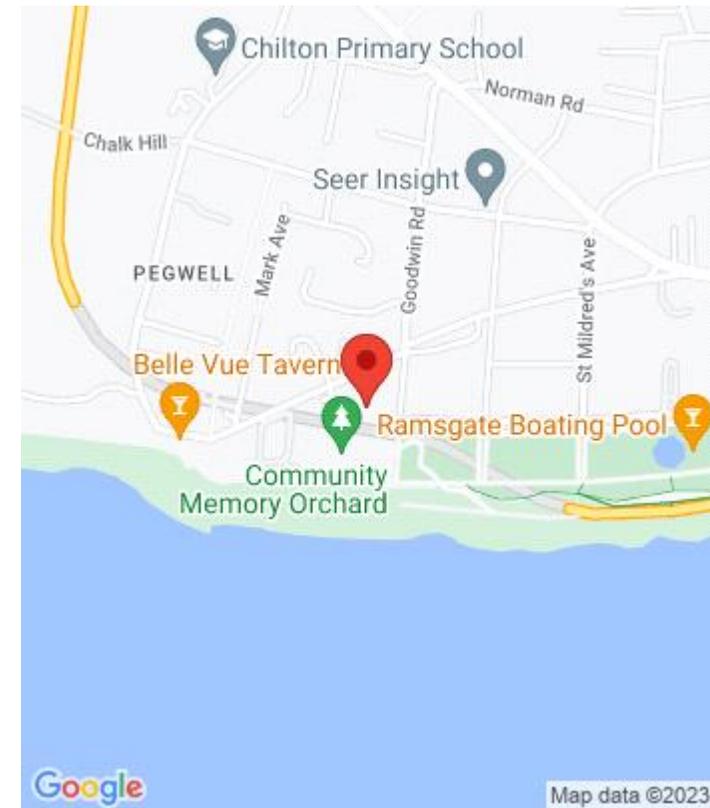
Floor Area 1081 Sq Ft - 100.42 Sq M



Measured according to RICS IPN12. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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Date: 11/5/2023



Google

Map data ©2023

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	77	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.