



Courtstairs Manor, Ramsgate

£475,000

Stunning development | Freehold

Courtstairs Manor stands as more than a mere development; it represents a meticulous, considerate, and empathetic restoration of an exceptional historical landmark. Nestled within the picturesque confines of Pegwell Bay National Nature Reserve, a coveted residential enclave on the Kent coast, this restoration captures the essence of a sensational seascape setting.

The primary structure has undergone a transformation, yielding a collection of only seven distinctive apartments, each possessing its own unique style and dimensions, radiating an individual allure.

Complementing the manor, seven novel residences grace its surroundings, flanked by charming mews on either side. To the right, a substantial semi-detached pair; to the left, a terrace of five homes. Each dwelling features an exclusive design, embracing floor plans that optimize the captivating sea views, and all are fortified to withstand the coastal elements that life on the shoreline presents. Every one of these residences could serve as a splendid family abode or a serene weekend sanctuary, offering solace and rejuvenation.

House 15 within Courtstairs Manor exudes a distinctive and captivating ambiance. This splendid end-terraced abode showcases the essence of Courtstairs with its impeccable and striking finish. Upon crossing the threshold, you are welcomed by a spacious and luminous hallway, adorned with two expansive double bedrooms on the ground level. Among these, one boasts a stunning en-suite and grants access to the enclosed, private sunlit courtyard—a true sanctuary. Adding to your comfort, a well-placed bathroom graces this floor.

Ascending to the upper level unveils the pièce de résistance—a splendid living and kitchen area that epitomises exquisite beauty. Bifold doors gracefully lead to an expansive sun deck that overlooks the park and offers a glimpse of the distant sea views. The kitchen stands adorned with integrated appliances and elegant solid wood worktops, providing an abundance of space. Adjacent to the kitchen, a convenient WC with plumbing for auxiliary utilities awaits, catering to your practical needs.

The topmost level hosts another generously sized bedroom, complete with an en-suite, Velux windows, and panoramic views. The upper floor also houses two thoughtfully designed bathrooms and an open-plan reception area spanning an impressive area. Transitioning from the living space, an intimate private terrace again generously proportioned and granting panoramic views of the lush communal area and the captivating expanse of Pegwell Bay.

Constructed in the year 1875, Courtstairs Manor initially served as a cherished family residence before its conversion into an exhibition and wedding venue. The developers have undertaken substantial efforts to preserve its gothic architectural flair, both internally and externally, showcasing meticulous attention to detail through the hands of skilled and specialized artisans. The rich red brickwork and period-specific architectural elements have been revitalized, while each window has been meticulously crafted anew using Accoya, a durable and resilient wood particularly suited to the unforgiving coastal environment.

This endeavor has been marked by extensive and scrupulous planning, clearly a venture where no expense has been spared.

Upon the grand entrance gate's gentle glide, a meticulously landscaped expanse unveils itself, centered around an intricate fountain. The recently designed and established parking area provides two designated spaces for each residence, each equipped with a private electric vehicle charging point.

The social fabric along the Kent coastline remains in a constant state of evolution, and accessing it all is a breeze. The roster of daytime and nighttime attractions is an ever-expanding mosaic, ranging from trendy coffee shops, elevated gastropubs, niche eateries, to artisanal bakeries. These contemporary offerings coexist harmoniously with time-honored establishments, antique havens, and independent seafood purveyors.

A mere 15-minute stroll along the esplanade leads to Ramsgate, renowned for its regal harbor and eclectic blend of arts aficionados, sailing enthusiasts, and seasonal visitors. Along the way, a pit stop at The Boating Pool, a former Victorian lido now hosting two cafes, live music, and pedalos, presents the perfect opportunity to enjoy a cup of coffee.

Tenure: Freehold

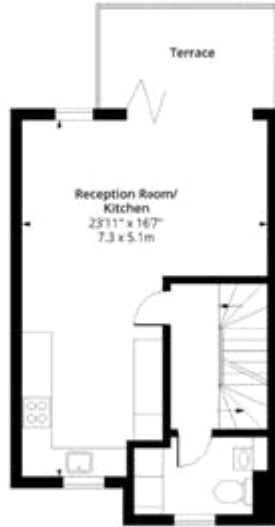


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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.



Ground Floor

Floor Area 477 Sq Ft - 44.31 Sq M



First Floor

Floor Area 419 Sq Ft - 38.93 Sq M



Second Floor

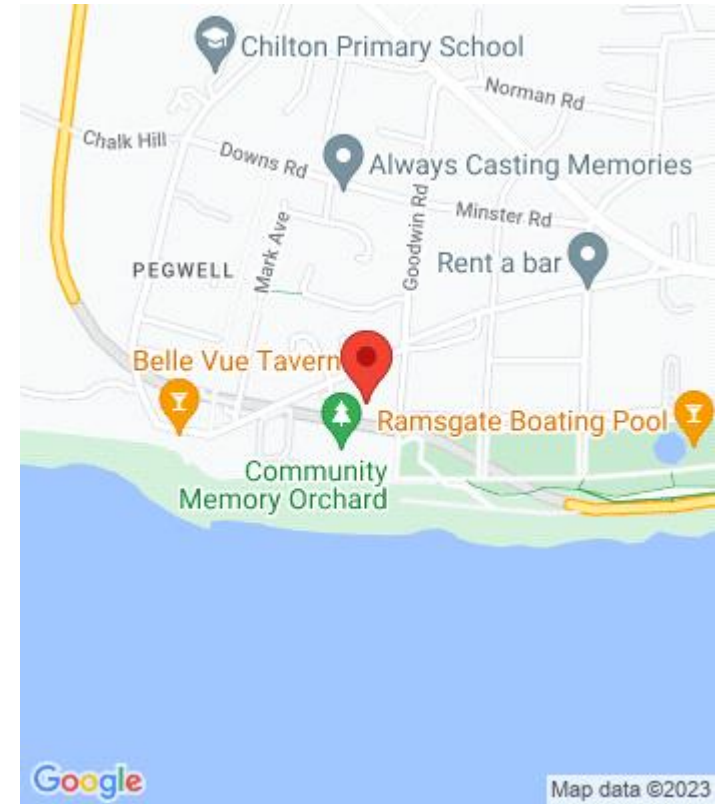
Floor Area 260 Sq Ft - 24.15 Sq M



(Where every attempt has been made to ensure the accuracy of the floor plan contained here.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		95
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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.