



**THE PEAR TREE COTTAGE 69 PEGWELL ROAD**  
**RAMSGATE**

**£1,200 PCM**

- Heart Of Pegwell
- Four Beds Two Bath

- Historic Property
- Courtyard Garden

## ABOUT

The Pear Tree is truly unique and offers a world of possibilities in the enviable location of Pegwell village. It's intriguing past includes being a public bar, a tea room and potted shrimp factory.

The property comprises entrance hall, dining room open to modern fitted kitchen. There is also a utility and shower room. On the lower ground floor are two rooms which would make for games/play room, gym, cinema room or workshop. On the first floor the former concert room is now the sitting room, there is also a family bathroom and separate W/C and a bedroom. On the second floor are three further bedrooms and peeps of the coast. There is a walled courtyard garden with side access.

This highly desirable location is on the Viking Coastal Trail and with the appropriate permissions the premises may be suited for a tea room or other retail use such as an art studio as many walkers, cyclists and tourists pass this way.

The property is in the catchment area for a number of popular schools including Chilton, Christchurch and St. Lawrence. Cliff top walks can be taken east to the town and Royal Harbour or west to Pegwell Bay with its SSSI status, unique geology and bird life. Working tenants only sorry no pets allowed.

## LOCATION

Ramsgate is situated on the southerly aspect of the Isle of Thanet and benefits the country's only Royal Harbour, its status being granted by King George 1V in 1821. The distinctive and beautiful harbour has a vibrant yachting community alongside some commercial activity and was where the Little Ships evacuation of Dunkirk set out from in 1940. The town is enjoying something of a Renaissance with its large amount of Grade 11 Listed property, many set within elegant Regency squares, or overlooking the sea, others with links to or influenced by the architect Augustus Pugin. In recent years the Royal Harbour has seen many restaurants, cafes and bars emerge alongside quirky independent retail outlets, some utilising the arches on the quayside beneath Royal Parade.

The town is steeped in history with associations to many well known figures including Queen Victoria, Karl Marx and Vincent Van Gogh as well as having a fascinating network of tunnels beneath the main centre.

The fortunes of the town have been hugely assisted by the recent addition of a high speed rail link to London St Pancras making a commute for many a viable option.

## DESCRIPTION

Ground Floor

Entrance

Entrance Hall

Utility Room 5'00 x 7'9 (1.52m x 2.36m)

Shower Room 4'11 x 8'4 (1.50m x 2.54m)

Dining Room 12'11 x 13'8 (3.94m x 4.17m)

Kitchen 11'6 x 11'10 (3.51m x 3.61m)

Lower Ground Floor

First Cellar Room 11'1 x 17'0 (3.38m x 5.18m)

Second Cellar Room 11'9 x 15'1 (3.58m x 4.60m)

First Floor

Bathroom 6'4 x 7'9 (1.93m x 2.36m)

Separate WC

Main Lounge 12'9 x 17'3 (3.89m x 5.26m)

Bedroom One 11'10 x 11'11 (3.61m x 3.63m)

Second Floor

Bedroom Two 10'10 x 11'11 (3.30m x 3.63m)

Bedroom Three 8'7 x 12'7 (2.62m x 3.84m)

Bedroom Four

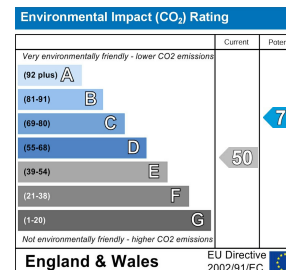
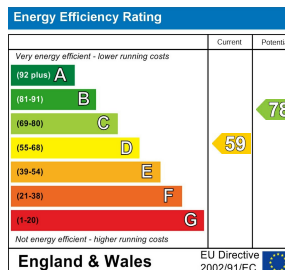
Exterior

Garden



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In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Miles and Barr believe in fair and transparent fees and charge among the lowest Tenants fees in the area. In addition to the rent and deposit, there is an administration fee of £150 per applicant. Guarantor and Pet fees may also be payable. Full details are available on our website.