



## 1 CAMBRIAN COTTAGES



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RAMSGATE

**£304,950**

- Quirky Cottage
- Two Double Bedrooms
- Courtyard Garden
- Beautifully Presented
- Two Reception Rooms
- Sun Room
- Popular Location
- Close to Town

## ABOUT

Quirky and Simply STUNNING...

Miles and Barr are thrilled to offer to the market this fantastically presented double fronted semi-detached period cottage. The property comprises of two large downstairs reception rooms, a good sized kitchen and additional sun room. Upstairs there are two good sized double bedrooms, a fully fitted bathroom suite, and a small additional room that could be used as a small office or as additional storage or wardrobe space. There is also a generous boarded loft space with a ladder and a sunny aspect courtyard garden to the rear. Additional benefits include gas central heating and double glazing.

The property is located in a popular residential backwater, within easy reach of Ramsgate town centre, the iconic Royal Harbour and for the slightly more energetic a short walk to Ramsgate Mainline train station with its High Speed Javelin Line to London St Pancras Intl.

The property is one not to be missed, for more information or to arrange a viewing call Miles and Barr!!

## DESCRIPTION

### Entrance

Lounge 14'3 x 8'7 (4.34m x 2.62m)

Kitchen 7'10 x 7'9 (2.39m x 2.36m)

Diner 8'8 x 14'4 (2.64m x 4.27m; 1.22m)

Sun Room 11'1 x 6'07 (3.38m x 2.01m)

### First Floor

#### Landing

Bedroom 14'9 x 8'9 (4.50m x 2.67m)

Bedroom 11' x 10'2 (3.35m x 3.10m)

### Study

Bathroom 7'9 x 7'9 (2.36m x 2.36m)

### Exterior

#### Rear Garden

## 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 IV 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 II 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.

