



CHRISTOPHER HODGSON

# Herne Bay

## *Ivy Cottage, 37 Margate Road, Herne Bay, Kent, CT6 7BH*

Freehold

An enchanting Grade II Listed 17th-century cottage occupying an exceptionally generous plot, in the desirable village of Broomfield, which benefits from a local shop, post office and a popular public house. The property is ideally positioned for access to Herne Bay (2 miles), Whitstable (6.4 miles) and Canterbury (10 miles).

The property benefits from much original period detail, including an inglenook fireplace and exposed timbers. The spacious and versatile accommodation is arranged on the ground floor to provide an entrance porch, an entrance hall, a sitting room with a wood-burning stove, a large living room with a pair of casement doors

leading to the garden, a contemporary kitchen, a bedroom/study, and a family bathroom with a separate shower enclosure. To the first floor, there are four bedrooms and a bathroom.

The private and extensive gardens enjoy a westerly aspect and extend to 130ft (39m), and incorporate a summer house and a workshop. A driveway provides access to a detached triple garage with storage above, and off-street parking for several vehicles.

### LOCATION

Margate Road is a popular location in Broomfield, a desirable residential area which is situated approximately 2 miles from the centre of Herne Bay which benefits from a strong range of local facilities including a variety of individual retail outlets, supermarkets and well regarded local schools. The mainline railway station offers fast and frequent links to London (Victoria approximately 102mins), as well as the high speed Javelin service via Faversham (London St Pancras approximately 86 mins). The property offers excellent access to the A299 which gives access to the A2/ M2 motorway network.

### ACCOMMODATION

The accommodation and approximate measurements (taken at maximum points) are:

### GROUND FLOOR

- Entrance Porch
- Entrance Hall
- Kitchen 13'0" x 9'3" (3.95m x 2.83m)

- Living Room 20'0" x 13'7" (6.10m x 4.14m)
- Sitting Room 16'7" x 11'8" (5.06m x 3.56m)
- Bedroom 5 / Study 10'2" x 8'6" (3.09m x 2.59m)

### FIRST FLOOR

- Bedroom 1 13'11" x 10'1" (4.25m x 3.08m)
- Bedroom 2 12'7" x 11'11" (3.83m x 3.63m)
- Bedroom 3 11'8" x 11'0" (3.55m x 3.36m)
- Bedroom 4 9'11" x 6'0" (3.03m x 1.82m)
- Bathroom

### OUTSIDE

- Rear Garden 130' x 108' (39.62m x 32.92m)
- Garage 18'6" x 8'2" (5.64m x 2.49m)
- Double Garage 20' x 18'6" (6.10m x 5.64m)
- Bathroom

- Storage Over Garage 26'3" x 11'2" (8.00m x 3.40m)
- Summer House 18'10" x 12'2" (5.74m x 3.71m)
- Bathroom
- Workshop 14'7" x 11'8" (4.45m x 3.56m)









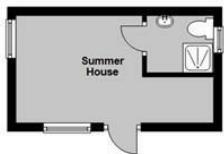
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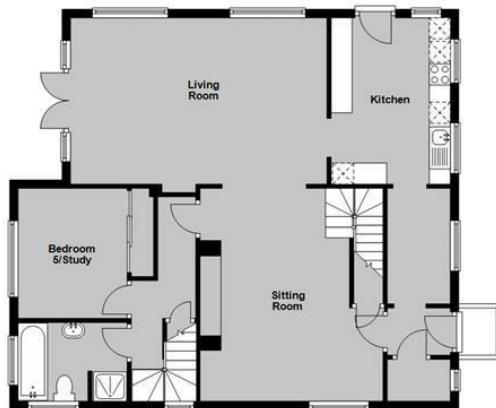
## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C	64	
(55-68) D		
(39-54) E		
(21-38) F		
(11-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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**Ground Floor**  
Approx. 88.6 sq. metres (953.7 sq. feet)



**First Floor**  
Approx. 64.9 sq. metres (698.0 sq. feet)



Total area: approx. 153.5 sq. metres (1651.7 sq. feet)

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