



The Old Coach House  
Grams Road | Walmer | Deal | Kent | CT14 7NT

FINE & COUNTRY



# Step inside

## The Old Coach House

This property was originally the coach house to the Grade II Listed property that became Leelands School for Girls but more recently was converted into apartments and is now known as Leelands House. It was originally built in the early 19th century and the Old Coach House was converted into a characterful period family home in 1965 and nestles in about three quarters of an acre of grounds. Located in the heart of Walmer within walking distance of the castle and seafront and just opposite a convenience store and a pub, it includes a private carpark adjacent to Grams Road. Here you can park about three cars in front of the double entrance gates and what appears to be a garage but is, in fact, a charming annexe. The double gates open onto a very long drive that passes the annexe, shrub borders and a garden shed and leads to the discreetly hidden Old Coach House in its quiet, peaceful and very secluded setting.

Standing on the lawn in the front garden you can enjoy the attractive and appealing exterior with its chimneys, multi-pane sash windows and porch with an arched entrance that leads to the entrance hall. There is an inner archway, a very useful shower room, stairs to the first floor and access to the kitchen. This has a range cooker, space for appliances and plenty of storage cupboards as well as a door to the side conservatory, which provides an excellent additional seating and dining area as well as views over the well-stocked 'Italian' garden with its pathway and additional garden shed. Also accessed from the hall is the impressive sitting room that has three sash windows providing plenty of natural light, wood flooring and a charming modern log burning stove that was only installed a couple of years ago and keeps the area very warm and cosy. This room, in turn, leads through to the well-proportioned dining room with folding doors that open into an impressive garden room that has delightful views over the garden and French doors to the spacious terrace. On the first floor there are three double bedrooms that all look out over the garden as well as a family bathroom with storage facilities and an airing cupboard on the landing with a recently installed boiler.

The detached garage has been converted and consists of a good sized area with kitchenette as well as a shower room and a secondary area. This outbuilding would be ideal for someone who works from home and doesn't want to intrude on the main house. Alternatively, it would make a fabulous studio/games room.



# Seller Insight

“ We moved here from London about 31 years ago because we fell in love with the tranquillity of the location and the character of the house. It has been a wonderful home but it is now time to downsize, although it would be nice to be able to stay in Walmer as it is a delightful seaside village. The location is very convenient as the train station with the high speed train to Ashford, Canterbury and London is not far away and we can easily be in Dover and Folkestone for trips to the Continent. Upper Walmer village has some useful shops and a gastropub and there are lovely places to go for walks as we can stroll along to Walmer Castle and the seafront and maybe stop off at the excellent Zetland Arms for lunch. Over the years we have refurbished the property and we have been able to install a shower room that is ideal if you have been for a swim or a walk with the dog and, because the house is not listed, we have been able to put in double glazed windows and the new conservatory at the front of the property as well as creating the annexe that has provided an excellent additional income as a holiday let.

Lower Walmer has some independent shops, bars and restaurants as well as the Strand adjacent to the seafront with its bandstand and the Downs Sailing Clubhouse for sailing aficionados. Deal is quite close by with its excellent shops, seafront and restaurants and the Tides swimming pool complex is not far away. There is the Kingsdown and Walmer and the Royal Cinque Ports golf clubs for golfing enthusiasts and if you want to go slightly further afield there is also the championship courses at Royal St George's as well as Princes. There are a number of good primary schools in the area including Downs Primary and the Outstanding Kingsdown and Ringwould C of E primary, while both Dover and Sandwich offer excellent grammar school facilities with top class private schools in Dover and Canterbury.”\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





### Travel Information

By Road	
Walmer Station	0.5 miles
Dover Docks	7.2 miles
Channel Tunnel	20.7 miles
Canterbury	22.5 miles
Charing Cross	81.5 miles
Gatwick	87.1 miles

By Train from Walmer	
St. Pancras	1hr 20 mins
Sandwich	10 mins
Canterbury East	34 mins
Charing Cross	1hr 58 mins
Victoria	1hr 46 mins
Ashford International	40 mins

### Leisure Clubs & Facilities

Downs Sailing Club	01304 361932
Deal and Betteshanger Rugby Club	01304 365892
Deal Bowling Club	01304 374701
Dover Athletic Football	01304 822373
Walmer and Kingsdown Golf Club	01304 373256
Royal Cinque Ports Golf Club	01304 374007
Royal St. George's Golf Club	01304 613090
Prince's Golf Club	01304 611118
Tides Leisure Centre	01304 373399

### Healthcare

The Balmoral Surgery	01304 373444
The Cedars Surgery	01304 873341
Buckland Hospital	01304 222510

### Education

<b>Primary Schools:</b>	
The Downs Primary	01304 372486
Kingsdown and Ringwould Primary	01304 373734
Dover College Junior	01304 205969

### Secondary Schools:

Dover Grammar School for Boys	01304 206117
Dover Grammar School for Girls	01304 206625
Sir Roger Manwood's Grammar	01304 610200
Dover College	01304 205969
Duke of York's Military School	01304 245024
Kings School Canterbury	01227 595501
St Edmunds	01227 475600
Kent College	01227 763231

### Entertainment

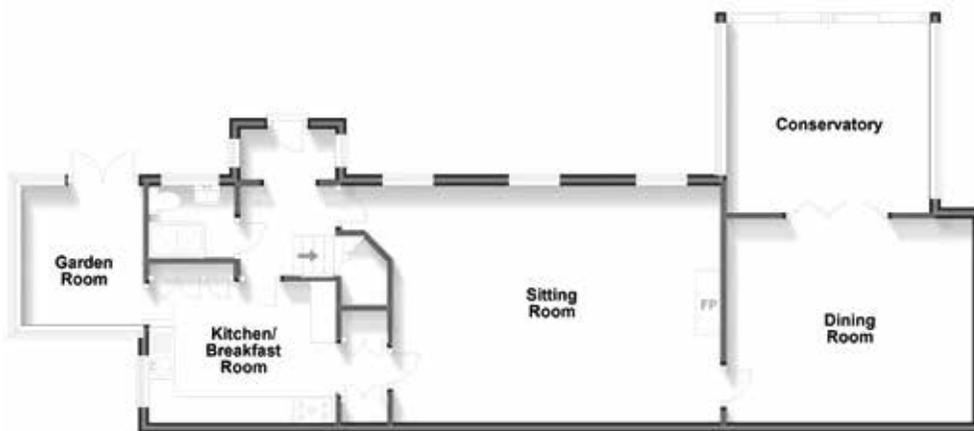
Dunkerleys	01304 375016
The Royal Hotel	01304 375555
The Zetland Arms	01304 370114
The Thompson Bell	01304 368681
Astor Community Theatre	01304 370220

### Local Attractions/Landmarks

Walmer Castle
Deal Castle
The White Cliffs of Dover and Samphire Hoe
Betteshanger Country Park
Deal Pier
Knight's Templar Church, Dover
Saturday market Deal



**Ground Floor**  
Approx. 98.0 sq. metres (1033.0 sq. feet)



**GROUND FLOOR**

Entrance Hall	
Shower Room	
Kitchen	12'0" x 9'0" (3.66m x 2.75m)
Conservatory	11'0" x 9'1" (3.36m x 2.77m)
Sitting Room	21'1" x 15'1" (6.43m x 4.60m)
Dining Room	15'10" x 13'0" (4.83m x 3.97m)
Garden Room	13'1" x 12'1" (3.99m x 3.69m)

**FIRST FLOOR**

Landing	
Bedroom 1	16'0" x 10'1" (4.88m x 3.08m)
Bedroom 2	12'1" x 10'1" (3.69m x 3.08m)
Bedroom 3	11'10" x 8'11" (3.61m x 2.72m)
Family Bathroom	8'1" x 6'1" (2.47m x 1.86m)

**OUTBUILDING**

Area 1	19'7" (5.97m) x 9'8" (2.95m) narrowing to 6'8" (2.03m)
Area 2	9'8" x 6'2" (2.95m x 1.88m)
Shower Room	

**OUTSIDE**

Rear Garden  
Driveway

**Outbuilding**  
Approx. 23.4 sq. metres (252.0 sq. feet)



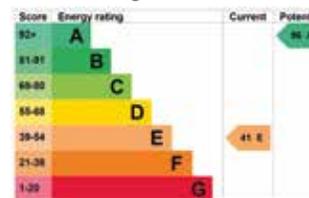
**First Floor**  
Approx. 51.4 sq. metres (553.1 sq. feet)



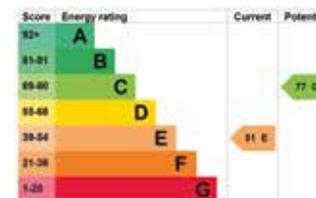
£ 800,000

Council Tax Band: Main House: E  
Outbuilding: A  
Tenure: Freehold

Outbuilding



Main House





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