



The Granary

Park Road Lane | Woodchurch | Birchington | Kent | CT7 0EP

FINE & COUNTRY







# Step inside

## The Granary

For anyone looking to live the rural idyll this unique detached family home, surrounded by farmland in the charming hamlet of Woodchurch near Birchington, should tick all the boxes. The property nestles in 0.8056 acres of grounds and was originally two cottages and a dairy that was actually full of grain, but some 50 years ago it was bought by the current owners. It hadn't been lived in for many years and they converted it completely from the 'ground up' to create a truly special home that is full of character with charming features including fireplaces and coved ceilings.

You know you are in for a real treat when you walk through the front door and the lobby into the spacious and welcoming partially double height hallway. This has an impressive, curved staircase and bronze and wrought iron bannister that leads to the large, galleried landing overlooking the hall. There is an attractive, dual aspect family room and a very useful study for anyone working from home as well as a downstairs cloakroom and double multi-pane glazed doors to the large and elegant drawing room with its charming fireplace and real fire and views over the south facing garden and the farmland beyond. There are also glazed double doors to the very good sized dining room and, when these doors are open, it provides a wonderful overall space for entertaining. A door from the drawing room provides access to the delightful triple aspect sun room with tiled flooring and a large storage cupboard as well as a door to the rear terrace and 'all-around' rural views and is large enough to be an additional lounge/dining room all year round but particularly in the summer months.

As there is a door from the dining room and from the hall into the welcoming country style, dual aspect kitchen/breakfast room, it does provide a free flowing feel throughout this area. The kitchen includes exposed beams, a professional Rangemaster cooker with an induction hob, a central island with a built in wine rack and Shaker style units housing a dishwasher and fridge, while still leaving plenty of space for a good-sized table and chairs. There is a very large pantry and an adjacent utility room with additional appliances including a washing machine and tumble dryer as well as a door to the rear lobby and a stable back door to the rear drive where you can park multiple cars plus there is a newly constructed single garage and a double garage, both with automatic doors

Off the impressive first floor galleried landing there is a large linen cupboard, a gorgeous family bathroom with a marble surround bath and vanity basin as well as a separate shower together with five double bedrooms, four of which have delightful countryside views. The bedrooms include a guest room with a built in cupboard and en suite shower and the dual aspect main suite that has a door to a balcony where you can sit and enjoy your morning coffee or a night cap in the evening watching the livestock in the adjacent field or the views beyond. The main suite also has fitted cupboards and bedroom furniture as well as an archway to the en suite bathroom that incorporates another marble surround bath and vanity basin as well as a separate shower.

Outside there is a brick arch to a spacious wraparound terrace flanked by a dwarf wall that is ideal for family barbecues and outdoor entertaining, a large circular fishpond and lawn areas surrounded by hedging and mature specimen trees and shrubs. There is a greenhouse, garden shed, wood store and additional outbuildings as well as a side gravel path to the front of the house.





















# Seller Insight

“We have loved creating this one-of-a-kind property and it has been a truly special home to bring up our family, however we feel it is now time for us to downsize and let new owners enjoy everything about this house. We love the quiet and peaceful surroundings but, at the same time, it is only nine minutes' drive to Westwood Cross or even less to Birchington village centre. There are wonderful places to go for walks with the dog and the additional land we purchased is ideal for anyone who wants space for a pony or who would like to build a tennis court or swimming pool.

Birchington has a mainline train station that can whisk you to London on the high speed rail in about an hour and a half, individual shops and supermarkets as well as hairdressers, nail bars, vets and a medical centre. There are some excellent restaurants and pubs in the vicinity plus Quex Park with its museum and outside complex that includes a garden centre, leisure activity areas, craft shops and a livery stables while Quex Barn offers excellent food shopping in its farm shop and a great eating experience in the restaurant.

The local Birchington primary is a good school and there is also King Ethelbert secondary school and the Ursuline College available in Birchington and Westgate while grammar and private schools can be found in nearby Broadstairs and Ramsgate. As well as the sailing and water ski clubs there is wind surfing in Minnis Bay and the Westgate and Birchington Golf Club for golfing enthusiasts. If you enjoy walking there are a number of excellent places for a bracing stroll and for cyclists you can revel in a trip to Reculver along the Viking Coastal Trail. There is also a very good and inexpensive cinema in Westgate, theatres in Ramsgate and Broadstairs while Westwood Cross includes a large shopping centre with a variety of supermarkets, high street stores, a retail park and the Vue cinema complex as well as a casino and numerous restaurants.”\*

\* 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	
Birchington Station	2.1 miles
Canterbury	15.1 miles
Dover Docks	21.8 miles
Channel Tunnel	29.7 miles
Gatwick Airport	80.6 miles
Charing Cross	75.9 miles

By Train from Birchington	
High-Speed St. Pancras	1hr 32ins
High Speed Ashford International	1hr 07 mins
Canterbury	44 mins
London Charing Cross	2hr 57mins
London Victoria	1hr 39 mins

#### Leisure Clubs & Facilities

Westgate and Birchington Golf Club	01843 831115
North Foreland Golf Club	01843 862140
Minnis Bay Sailing Club	01843 841588
Birchington Bowls and Tennis Club	01843 841086

#### Healthcare

Birchington Medical Centre	01843 848818
Garlinge Surgery	01843 255693
QEQM Hospital, Margate	01843 225544

#### Education

##### Primary Schools:

Birchington Primary	01843 841046
St. Crispin's Community Primary	01843 832040
Wellesley Hadden Dene	01843 862991
St. Lawrence Junior	01843 587666

##### Secondary Schools:

King Ethelbert School	01843 831999
Ursuline College	01843 834431
Chatham House Grammar, Ramsgate	01843 591075
Clarendon House Grammar, Ramsgate	01843 591074
Dane Park, Grammar, Broadstairs	01843 864941
St. Lawrence College (Senior)	01843 587666

#### Entertainment

Minnis Bay Bar and Brasserie	01843 841844
The Smugglers Restaurant	01843 841185
The Powell Arms	01843 842777
Quex Barn	01843 846103
Carlton Cinema	01843 832019
Vue Cinema Complex and Casino	01843 579999
The Sands Hotel, Margate	01843 228228

#### Local Attractions/Landmarks

Dreamland Amusement Park	01843 295887
Quex Park Museum, Birchington	01843 842168
Turner Contemporary Gallery, Margate	01843 233000
Shell Grotto, Margate	01843 220008
Spitfire and Hurricane Memorial Museum	01843 821940
Hornby Visitor Centre, Westwood	01843 233524
Dickens House Museum, Broadstairs	01843 863453
Westwood Cross Shopping Centre	





## SPLIT LEVEL GROUND FLOOR

Porch	
Hallway	
Cloakroom	
Study	11'8 x 9'9 (3.56m x 2.97m)
Sun Room	20'7 x 9'9 (6.28m x 2.97m)
Drawing Room	22'7 x 21'0 (6.89m x 6.41m)
Dining Room	19'4 into bay (5.90m) narrowing to 16'0 (4.88m) x 14'3 (4.35m)
Kitchen/Breakfast Room	19'5 x 11'9 (5.92m x 3.58m)
Utility Room	11'9 x 8'6 (3.58m x 2.59m)
Rear Lobby	
Family Room	22'2 x 12'7 (6.76m x 3.84m)



## SPLIT LEVEL FIRST FLOOR

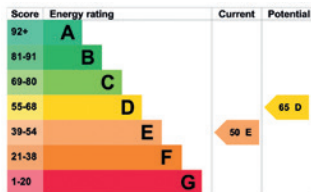
Galleried Landing	
Main Bedroom	17'6 x 14'5 (5.34m x 4.40m)
En Suite Bath/Shower Room	11'1 x 10'5 (3.38m x 3.18m)
Balcony	32'5 x 9'9 (9.89m x 2.97m)
Bedroom 3	12'3 x 11'0 (3.74m x 3.36m)
Bedroom 4	12'2 x 11'1 (3.71m x 3.38m)
Bedroom 2	16'5 maximum x 11'9 (5.01m x 3.58m)
En Suite Shower Room	
Bathroom	10'7 (3.23m) narrowing to 9'2 (2.80m) x 10'6 (3.20m)
Bedroom 5	18'0 x 11'8 (5.49m x 3.56m)

## OUTSIDE

Rear Garden	
Front Garden	
Driveway	
Single Garage	6'5 x 5'5 (1.96m x 1.65m)
Double Garage	22'2 x 18'0 (6.76m x 5.49m)

£ 900,000

Council Tax Band: F  
Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed 08.01.2024







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