

INIGO



George Street

DEAL, KENT
SOLD

With Georgian bones this expansive house of two halves stretches to over 2,300 sq ft and lies within Deal's Middle Street Conservation Area. Both the main house and 'The Artist's House' – the name given to the second part of the building, presently let as a self-contained seaside retreat – have been pristinely transformed with a fresh palette that amplifies the ethereal coastal light. The beach is seconds away, as are the wonderful boutiques and places to eat along Deal's storied high street.

Setting the Scene

George Street is a quiet and residential cul-de-sac just off Middle Street, one of Deal's best-loved and most picturesque historic roads; its titular conservation area was the first to be designated in the whole of Kent. The beach is a short walk away and is home to a particularly impressive and contrastingly contemporary concrete and steel pier, designed in 1957 by Sir W Halcrow and Partners.

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This house, unusual for central Deal in that it is detached, had formerly been three separate run-down establishments before its present owner transformed it into a bright, spacious home in 2008. The amalgamation of the old Rising Sun Inn, its dilapidated annex and a former Victorian glove factory gave way to the current plan. The principal part of the home and its annex, 'The Artist's House' each have their own entrances. Flexibility has been retained, however; a door between the two halves allows for reintegration, if desired.

The Grand Tour

White-washed, the house's profile is typically Georgian with its sash windows and pedimented front door, painted a sky-blue hue. Entry is to an open-plan living space, with a sitting room orientated around a painted brick chimney breast flanked by built-in bookshelves. Like many of Deal's buildings, in the original construction of the house pieces of ballast and timber from shipwrecks were used to supplement other materials. These structurally integral additions were inexpensive, readily available and have become a defining feature within the local vernacular. In this space such supporting beams have been exposed, their texture and organic shapes visible through the luminous white paint reminding of the town's rich maritime history.



Victorian pine floorboards, reclaimed from a local school, spread underfoot here and in the adjacent kitchen, which has sleek white cabinetry as well as appliances by Neff. A deep countertop, fashioned from additional reclaimed timber, provides plenty of preparation space and extends upwards to form a backsplash and handy plate rack. U-shaped units curve round into an island that adjoins what is currently configured as a dining space – a sociable, cohesive layout that makes for easy hosting.

Stairs ascend from the living space to the main house's primary suite, an exceptionally generous space with soft carpet underfoot. Dual-aspect windows on opposite walls allow light to ripple through the room. A smart en suite bathroom sits opposite a spacious dressing room with a good provision of storage space.

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The same stairwell also ascends to a full-head-height cellar, presently used for storage and a space that presents a wealth of opportunity for further development. With the ability to draw light from the street above there is the potential to add another bedroom here, or indeed a secondary living space.

‘The Artist’s House’ lies adjacent, though a door set into a sound-proofed kitchen wall in the main plan allows easy passage between the two halves. It can also be accessed via its own entrance, just slightly down from the primary front door – a configuration that allows for privacy and independence.

Entry is to a particularly impressive living space, which has been left open to the pitched ceiling; deep roof lights allow natural light to cascade in. The same Victorian floorboards run underfoot here, and the walls are washed in a similarly amplifying white. A sitting room is configured at the far end of the space, with the kitchen tucked beneath a mezzanine level. The latter uses the same material palette as the kitchen in the main plan and has Neff appliances as well as space for a dining table.

Stairs ascend to the mezzanine level, a delightful spot to sit and read beneath the impressive volume of the roofline, and to observe the changing light throughout the day. From here is a large double bedroom with built-in storage, a wide window and a neat en suite bathroom.

The house also has an adjacent private garage with parking for one car, or additional storage.

Out and About

Deal is a perennially popular coastal town known as one of the most attractive in Kent, thanks to its wealth of historic architecture. Its stretch of coastline is sublime, and George Street is ideally located for reach of the beach with a 90 second amble delivering the rejuvenating delights of the shingle and lapping waves. Deal Pier is a wonderful stroll regardless of the weather, with a glass-clad café at its end offering uninterrupted views out over the channel.

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The town's culinary scene is thriving; one of its most popular spots is the Rose Hotel, known for its excellent bar and restaurant, along with its newly opened sister restaurant The Blue Pelican, which serves Japanese-inspired food. The Frog and Scot is also a popular haunt and has a lovely wine bar, Le Pinardier. Merchant of Relish, The Black Pig and Jenkins and Sons are the go-to for groceries, meat and fish respectively, but for local produce, there is also a fantastic Saturday farmers' market. As far as homeware shops are concerned, Dunlin and Diver, Old Coves and Mileage are among some of the town's finest.

Trains run from Deal station to London St Pancras in under 90 minutes. Services also connect to Kent's other popular seaside towns, including Margate, Broadstairs and Ramsgate. The A2 is also easily reached for car travel into the capital.

Council Tax Band: E

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About

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.