

INIGO



New Street

MARGATE, KENT

£1,000,000 FREEHOLD

This handsome, five-bedroom house and adjoining barn is set in Margate, Kent - just a few minutes' walk from the seafront. Once a coaching inn, the building's history can be traced back to the 16th century. Spanning some 4,000 sq ft internally, a series of light-filled living spaces unfold over three storeys, and a 50ft-wide private garden is tucked away at the rear. Margate station is a short walk away, with regular rail services to London, and the house has two private parking spots to the front and rear.

Planning has recently been approved for the adjoining barn which can be found here - comprising a sensitive conversion of the space into a 2-bedroom, residential annex.

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Setting the Scene

Margate was once a small fishing village. 'Meregate' had a large, partly 12th-century church – St John's – set on a hill with a track leading down to a cluster of houses around the harbour. The local fishing industry gave way to an increasing popularity for sea bathing in the 1730s, which sparked the growth of Margate as a fashionable resort, praised for its fine sand that extends several miles on either side of the original harbour. Hoyes, or sailing vessels, later steamships and eventually trains all brought visitors down to its restorative coastline from London.

Dating to the 1700s and with a number of uses throughout its life, the building now sits as a grand Georgian home in the centre of the town.

The Grand Tour

This home's pastel-blue exterior is studded with large sash windows and has ornate white moulding on its upper levels. A series of red chimney pots rest atop the house, one of them positioned above discreet signage from the house's earlier incarnation as The New Inn.

Entry to the house is via a glass-panelled timber door, washed in midnight blue and flanked by two matching windows. Three stained-glass fanlights rest above, and a pretty lantern hangs outside the door.

Inside, an expansive space has separate areas for sitting and dining, with the kitchen towards the rear. Light pours into the room through large sash windows, creating a wonderfully bright space. Dark floorboards run underfoot, while exposed timber beams and early brickwork remain. A study is tucked away behind the dining room and has access to the garden.

In the farmhouse-style kitchen, a butler sink is inset into wood-panelled joinery and framed by black and white metro tiling. Tall open shelving provides storage space, and a door unfolds onto the courtyard garden beyond.

A set of stairs with a white-painted balustrade winds up to the first floor, where there is a voluminous double reception room. The space is currently divided into two distinct sitting areas, both bathed in natural light from large sash windows. Walls have been painted in eggshell blue, while panelling decorates the lower sections.



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There is a bright bedroom on this floor, with a cast-iron fireplace and a sash window. Here, walls are picked out in a light mustard yellow. A spacious bathroom with WC also sits on the first floor, and has built-in storage.

Four additional bedrooms are found on the second floor. The principal bedroom sits at the front of the plan, and has a fireplace with an exposed brick chimney breast. Each bedroom is illuminated by large sash windows.

There is a large bathroom with a fireplace and a roll-top bathtub on this floor. Here, walls have been painted in a neutral grey tone to create a soothing and tranquil space.

The lower-ground floor is occupied by a large cellar.

The Great Outdoors

A short flight of steps descends from the kitchen to a spacious courtyard garden, embraced by brick walls and fencing to create a peaceful sanctuary. Trees and shrubbery border the garden, and there is ample space for outdoor dining, as well as a private parking space behind rolled shuttering. There is also gated parking to the side of the house.

An adjoining barn with black weatherboarded frontage is also part of the sale, and has approved planning to be converted into a 2-bedroom, residential annex. Details of the application can be found [here](#).

Out and About

The seaside town of Margate is renowned for its creative community, exemplified by Turner Contemporary. Synonymous with the town and visually unmistakable, the building was designed by architect David Chipperfield. It is a brilliant art space, with far-reaching views over the sea, named after landscape painter J. M. W. Turner, who went to school in Margate and would later return to the town throughout his life. He called its skies and sunsets “the loveliest in Europe”. Bolstering Margate’s thriving artistic scene, Carl Freedman Gallery and The Tracey Emin Foundation/TKE Studios are both within a 10-minute walk of the house.

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Margate seafront is just a five-minute walk from the house, and has a wonderful community sauna. Beautiful Dane Park, with its ornamental fountain, mature trees and vast green spaces, is a 13-minute walk away in the opposite direction.

Margate Old Town and its host of numerous restaurants, including Angela's, a sustainable seafood bistro and its fun-loving sister Dory's; Sargasso is a fantastic wine bar with a seasonally changing menu, and the family-run Bottega Caruso for homemade Italian cuisine. For keen cooks, further foodie highlights can be found at the International Food Centre, Oast bakery and the monthly farmers' market.

For live music, Where Else is a highly regarded music venue. Margate is also famous for Dreamland, a vintage theme park with rides, musical events and a drive-in cinema. It also runs a rich and celebrated musical programme throughout the summer season. Don't Miss Margate is a go-to for discovering local events. The Carlton in Westgate is a family-run cinema showing a mix of blockbuster and independent films across three screens.

Margate is home to many independent shops such as Werkhaus, the Margate Bookshop and the Margate-born sustainable beauty brand People Care. Planet Care. There is a plethora of walking routes, such as the Viking Coastal Trail, an eight-mile trail that links the towns of Ramsgate, Broadstairs and Margate along Kent's cliffs and beaches.

The nearby coastal towns of Broadstairs and Ramsgate are also well known for their array of pubs, restaurants, and independent shops, as are Herne Bay and Whitstable, which are just slightly further afield.

There are a number of excellent schooling options in the area, including Holy Trinity and St John's Church of England Primary, Cliftonville Primary and Cherry Tree school. Further options are found in nearby Ramsgate and Broadstairs.

The town has excellent links to London. Margate rail station is a 13-minute walk from the house, with trains to London St Pancras in under 90 minutes or London Victoria in around 95 minutes. There are trains to Canterbury every 30 minutes. Connections to Europe are also very good, with the Eurotunnel running to Calais from Folkestone.

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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.