

# INIGO



## *Spencer Square II*

**RAMSGATE, KENT**  
**£650,000 FREEHOLD**

Unfolding over four storeys, this exceptional Regency townhouse sits on Ramsgate's Grade II-listed Spencer Square. Restored and renovated by the current owners, the home is defined by elegant proportions, intricate period detailing and joyful views overlooking the well-maintained garden square. There are three bedrooms, including one on the lower ground floor that has independent access from the street. To the rear lies a sunny private courtyard garden, providing dual use as a secure parking space. Ramsgate's beach is a short walk away, as is its station, which provides high-speed connections to London and services across Kent.

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### *Setting the Scene*

Constructed in the 1830s with frontages of stock brick and partial stucco, the refined houses around Spencer Square are wonderful examples of coastal Regency architecture, comprising part of James Townley's redevelopment of the Napoleonic barracks area within the town. Centrally located and with favourable access to the marina and port, Spencer Square's inception was in line with the increasing importance of Ramsgate as a strategic naval launch point at the beginning of the 19th century. Once the home of Vincent Van Gogh, his statue lies at the centre of the community gardens that occupy the square, alongside tennis courts and a small café.

### *The Grand Tour*

This remarkable house bears Spencer Square's typical stucco-dressed ground-floor level and first-floor covered balcony. The ground level has been painted in a crisp white, and steps lead up to a smart blue front door.



On entry, an internal vestibule door with coloured-glass detailing reveals a long corridor. To the right, a bipartite dining room and kitchen occupies the full depth of the plan. With the rooms open to one another, the light from a sublime bowed bay at the front and a sash window at the back is dispersed throughout. Overlooking the square beyond, the dining room is framed by a cast-iron fireplace with decorative red tiling; the chimney breast has been washed in a warming orange hue. Cast-iron radiators throughout the house provide warmth in the cooler months.

Original floorboards run underfoot across both spaces. The kitchen has a combination of simple, sleek white cabinets, XXX worktops and exposed shelving. Black and white metro tiling lines a section of the wall, and a large built-in pantry cupboard sits next to an original fireplace. There is a shower room at the rear of the ground floor.

On the first floor, or piano nobile, is the sitting room. At its front, French doors open to an adjoining covered balcony overlooking the tennis courts and greenery of the square. A handsome fireplace provides a focal point within the room and is set with striking emerald-green tiles, while the chimney breast is painted a contrasting mustard yellow. A double bedroom is also found on this floor to the rear of the plan, with a large sash window and original fireplace.

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The principal bedroom sits on the second floor. Two sash windows bathe the room in natural light, while capturing views of the square and glimpses of the sea beyond. A spacious bathroom sits to the rear of the plan, and has a bathtub framed by a smart tiled wall.

The lower ground floor is a versatile space with private access from the front of the house and a neatly arranged shower room. The smaller of these rooms has direct access to the garden. This area could be used as a generous double bedroom suite, as a studio space or a snug.

Additional storage is provided in the form of a coal store at the front of the house.

### *The Great Outdoors*

To the rear is a well-proportioned garden, bound by brick walls and paved underfoot. A rear gate provides access to a small alley that connects with the street, facilitating the possibility of secure car parking.

At the heart of the square, framed by tranquil ornamental gardens, community tennis courts can be enjoyed by participants and spectators alike.

### *Out and About*

A variety of independent shops, restaurants and cafés are within easy walking distance of Spencer Square. The house is not far from the Kent Coastal Path, where it is possible to walk along the promenade to Margate and beyond, or stroll the endless beaches when the tide is low. Pegwell Nature Reserve also provides access to peaceful greenery and impressive views.

It is less than a 10-minute walk to the historic harbour for wonderful fresh fish as well as new cafés. A nearby boutique hotel, The Falstaff, runs a locally beloved coffee shop and deli on Addington Street. For natural wines, cocktails and small plates, Penelope and Seabird are stand-out spots. Other favourites include Flavours by Kumar and the Dining Rooms at Albion House. Sundowners are a must at Albion House or the Royal Harbour Brasserie, located at the end of the harbour arm, both of which command fabulous sea views. A brisk walk along the headland leads to the Belle Vue Tavern, perched rather precipitously on the cliff edge and offering views that stretch to Deal.



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Union Café serves as a yoga studio and an excellent spot for lunch. Staples is known for its freshly baked bread, while Sorbetto serves authentic Italian ice cream. Waitrose is only six minutes' walk from the house.

It's under an hour's walk along the coast to Broadstairs, which has enjoyed a palpable resurgence in recent years. The town has a thriving community of independent shops and restaurants, including the Michelin-starred Stark and renowned seafood spot Twenty Seven Harbour Street. The Funicular Coffeehouse is built into the old ticket office of a long-decommissioned clifftop funicular. The old town itself remains a haven of antique shops and cafés. Stalwart Morelli's ice cream parlour is a wonderfully over-the-top institution on the seafront.

Nearby Margate is also experiencing an exciting period of change and is home to the internationally renowned Turner Contemporary, along with the recently restored Dreamland amusement park. Independent shops abound, including the wonderful Positive Retail and The Margate Bookshop. Head towards Sandwich, about eight miles south, to check out Delf Farm Shop for locally grown produce and Updown Farmhouse for a luxurious staycation or gourmet meal (or both); both are accessible by car in less than 20 minutes. Only a few minutes further away is The Dog at Wingham, a gastropub and boutique hotel.

There is a range of schools in the area, including St Ethelbert's Catholic Primary School, Chilton Primary School and Chatham & Clarendon Grammar School. There are alternative prep and grammar schools in Broadstairs and in Canterbury.

Ramsgate is well connected to the rest of the area of Thanet by train and road, meaning that the towns of Margate, Deal and Canterbury can all be accessed in under 30 minutes. Spencer Square is a 23-minute walk or a six-minute cycle from Ramsgate station, which runs fast direct services to London St Pancras in approximately 75 minutes.

Council Tax Band: ?

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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.