



11 Farrier Street
Deal, CT14 6JR
£445,000

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11 Farrier Street

Deal

A charming Grade II Listed Georgian home nestled in the heart of the Middle Street Conservation Area.

Situation

Farrier Street is situated off Middle Street, a picturesque and highly sought after location at the heart of Deal's Conservation Area; a neighbourhood characterised by narrow streets running up to the seafront, renowned for being awash with smugglers from as early as the 17th century. The property is ideally located just a stroll from the high street, beach and all Deal has to offer. This traditional coastal town has a twist of the creative scene and a flourishing local community. It boasts an award winning high street with a pleasing mix of individual shops, restaurants, inns and cafes, it also has an attractive pebble seafront, Grade II listed pier and historic Tudor Castle. Rail services are available from Deal station only a short walk away and are inclusive of the Javelin high speed link to London St Pancras.

The Property

No. 11 is a quintessential Grade II Listed Georgian home, situated in the heart of the Middle Street Conservation Area. Lovingly maintained and thoughtfully styled to reflect its period charm, this delightful property exudes character from the moment you step inside. The entrance porch leads into a cozy sitting room, where a large inglenook fireplace takes pride of place, creating a warm and inviting atmosphere. At the rear, the charming Shaker-style kitchen and dining room overlook and open onto a private courtyard garden. A turn staircase leads to the first floor, where you'll find a delightful double bedroom featuring built-in storage, a decorative fireplace, and a fully tiled bathroom suite, with a separate cloakroom conveniently adjacent as well as a utility room. On the second floor, the double-aspect master bedroom boasts

exposed floorboards, built-in storage, and a light, airy feel. The property is centrally heated via a gas boiler located in the kitchen.

Outside

The private courtyard garden, directly accessed from the kitchen/dining room, is enclosed by charming stone walls that create a picturesque, cottage-like ambiance. Permit and pay and display parking is available in the surrounding area. Residents and visitor permits can be obtained via Dover District Council.

Services

All mains services are understood to be connected to the property.

Local Authority

Dover District Council, White Cliffs Business Park, Whitfield, Dover, Kent, CT16 3PJ.

Tenure

Freehold

Current Council Tax Band: C

EPC Rating: N/A

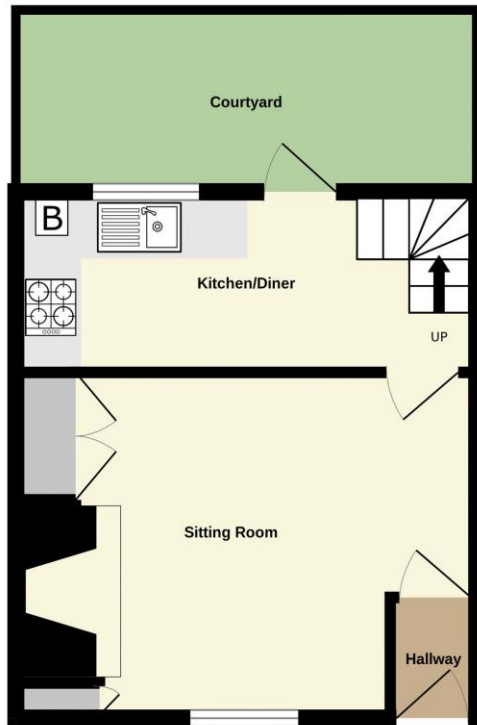
Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



To view this property call Colebrook Sturrock on **01304 381155**

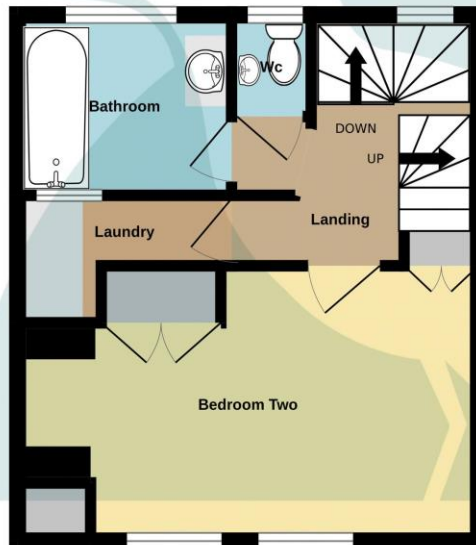
Ground floor
267 sq.ft. (24.8 sq.m.) approx.



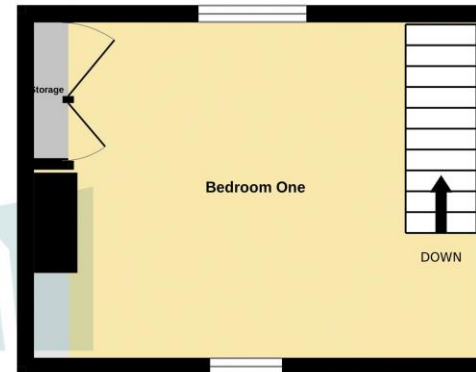
TOTAL FLOOR AREA : 735 sq.ft. (68.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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First floor
281 sq.ft. (26.1 sq.m.) approx.



Second floor
187 sq.ft. (17.4 sq.m.) approx.



Sitting Room

13' 1" to front of inglenook x 11' 9" (3.98m x 3.58m)

Kitchen/Diner

15' 7" x 6' 2" (4.75m x 1.88m)

Courtyard

16' 5" x 6' 2" (5.00m x 1.88m)

First Floor

Bedroom Two

13' 2" x 9' 4" (4.01m x 2.84m)

Bathroom

7' 7" x 6' 9" (2.31m x 2.06m)

WC

3' 6" x 2' 11" (1.07m x 0.89m)

Laundry

7' 4" x 2' 9" (2.23m x 0.84m) extending to 5' 3" (1.60m)

Second Floor

Bedroom One

15' 0" to include stairwell x 12' 0" (4.57m x 3.65m)

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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