



Waterside

Fair Outlook, Spencer Road, Birchington, Kent

For the finer things in property.

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Fair Outlook

Spencer Road, Birchington, Kent CT7 9EZ

A unique property - possibly the oldest genuine bungalow in the world- with a special charm and spectacular seaside location

Birchington-on-Sea station 0.5 mile (London St Pancras from 90 minutes), Margate 4.6 miles, Ramsgate 7.3 miles, Canterbury 13 miles, M2 (Junction 7) 19.4 miles, Dover 22 miles, Eurotunnel 29.9 miles

Reception hall | Sitting room | Library | Dining room | Family room | Study | Snug | Kitchen/ breakfast room | Utility | Cloakroom | Principal bedroom with dressing room and en suite shower room | 3 Further bedrooms (1 en suite) Family bathroom (Jack and Jill) | Cellar Tower room | 1 Bedroom annexe | Garage and workshop | Shed outbuilding | Garden | EPC D About 0.5 of an acre

The property

Listed Grade II, Fair Outlook is an enchanting home set in a stunning location on the East Kent coast with direct views of the sea. The name 'Fair Outlook' is certainly true to its setting. Located in an elevated position above the coastal path and sea wall, the sea is all but at the bottom of the garden. Fascinatingly, the house is thought to be amongst the very first bungalows built in Britain, and is believed to hold the title of the oldest genuine bungalow in the world. Dating to 1874, the building is attributed to architect John Taylor, whose bungalows incorporated his patented building materials and methods.

As a 'corridor bungalow' much of the accommodation is neatly arranged off a splendid central hallway with a wonderful vaulted ceiling, naturally illuminated by a high level window and roof lights. Off this central spine are four bedrooms with the principal

bedroom having a dressing room and an en suite shower room. Two further rooms, currently used as a library and a study, provide versatility should more bedrooms be required. The living spaces are located at the northern end of the house arrange around an entrance hall. A dining and sitting room - both with fireplaces - enjoy the outlook over the garden and towards the sea. There is also a further family room.

The galley-style kitchen is fitted with rustic wood cabinetry and work surfaces, a green Aga stove at its heart. A snug adjoins the kitchen and forms the lower level of the enchanting tower, with French doors providing a link to the rear garden and a stairway rising to a lookout with panoramic vistas. A utility offers ancillary space and a cellar provides further storage and a boiler room.

Supplemental accommodation is provided by a detached annexe set to the front of the property, comprising a sitting room, kitchen and bedroom with a shower and WC.

Outside

A wrought-iron gate opens to a gravelled driveway which provides parking and the approach to the house and the various outbuildings including garaging, storage and garden sheds.

The gardens are laid to lawn with mature hedges either side, stretching out to a terrace atop the low cliff and sea wall. This provides the most wonderful views and exceptional seaside environment. A flight of steps provides access to the coastal path below, although they have been sealed by the current owner and require refurbishment.

Views back towards the house offer a picturesque backdrop and vantage point from which the unique style of Fair Outlook can be fully appreciated. A further terrace at the front of the home takes advantage of the southerly aspect, and an additional garden area is designated to the annexe.





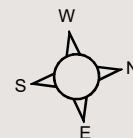








Fair Outlook Spencer Road, Birchington
 Main House internal area 3,206 sq ft (298 sq m)
 Garage internal area 524 sq ft (49 sq m)
 Sheds internal area 175 sq ft (16 sq m)
 Annexe internal area 373 sq ft (35 sq m)
 Total internal area 4,278 sq ft (398 sq m)
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

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Location

The picturesque seaside town of Birchington is situated on the Kent coast and offers a good range of amenities with independent shops, supermarkets and eateries, medical and dental practices and schooling.

The train station at Birchington provides services to London St Pancras via the High Speed link, with journeys from 90 minutes, whilst road-users can access the nearby A299 Thanet Way for easy access to the M2 motorway.

Directions

What3Words///cheerily.peroxide.sample - brings you to the property's driveway.

General

Local Authority: Thanet District Council

Services: All mains services; gas central heating

Council Tax:

Fair Outlook - Band G

The Bungalow - Band A

Tenure: Freehold

Guide Price: £1,250,000

Canterbury

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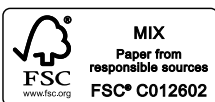
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