



Mermaid Cottage

The Bay, St Margaret's Bay, Kent



Waterside property



BNP PARIBAS GROUP 

Rare opportunity to acquire a spectacular house in an iconic beach location

A stylish Art Deco house nestling on the water's edge against the dramatic backdrop of the White Cliffs. This remarkable home revels in its sensational coastal location.



4 RECEPTION SPACES



3 BEDROOMS



**2 BATHROOMS
1 CLOAKROOM**



PARKING



BEACHFRONT



FREEHOLD



LANDSCAPED GARDEN



1,799 SQ FT



**GUIDE PRICE
£1,395,000**



The property

Mermaid Cottage is set in a breathtaking location between the foot of the White Cliffs and the sea wall at St Margaret's Bay. Part of a small enclave of four properties that hark back to the heyday of the 1920s and the fashionable Art Deco movement, this select haven has a rich history of famous connections, with Noel Coward and Ian Fleming as former residents.

The irresistible lure of Mermaid Cottage endures today, offering an exceptionally rare opportunity to acquire a stylish home with direct access to the beach and captivating views. Just 21 miles from France, the Bay is a favoured place from which to embark on a cross-Channel swim and the French coastline beckons from the balconies of this extraordinary home.

The current owner has completely renovated and modernised the house over almost 20 years. Its sharp, rendered exterior gives way to a suitably fresh coastal interior with a soothing palette and pared back luxury. The main reception room stretches across the front of the house, where the constantly changing sea views

and passing ships mesmerise through large picture windows. Other vistas allow glimpses back to the cliff face and the dramatic coastline.

The front door opens to a generous lobby lit from above by a roof lantern. Great thought has been put into creating superb storage, with bespoke handmade joinery in almost every room. The library has double doors opening to a sheltered patio, immediately drawing in the sea views. A bespoke Smallbone kitchen is fitted to the rear of the house, with traditional Shaker cabinetry giving a timeless style.

Double doors from the principal bedroom open to a wide first floor balcony with the constant soothing noise of waves lapping the shore. An en suite bathroom provides a private haven. Bedroom 2 also enjoys the Channel views. A Jack and Jill shower room sits between this and the remaining bedroom.







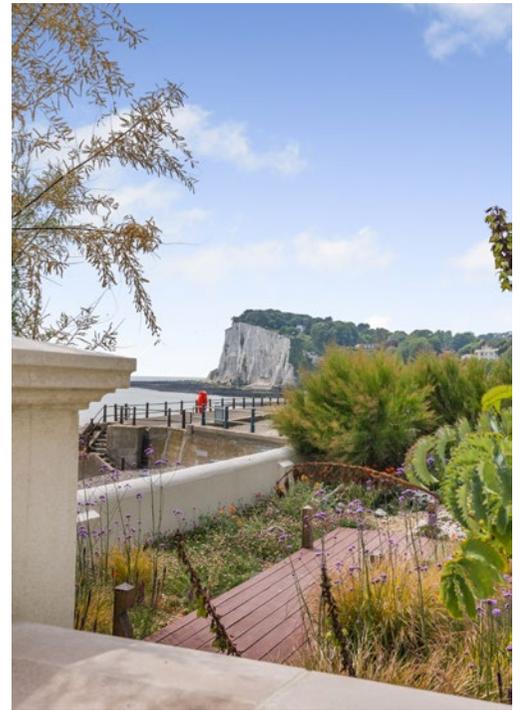












Outside

Mermaid Cottage is approached through double wooden gates belonging to the house, opening to a gravel courtyard to the cliff side of the properties. A building across the drive provides a fantastic gym, workshop and store. Private off-street parking for up to five cars is available in a purpose built, landscaped car park shared with immediate neighbours.

The gardens are set to the side of house so enjoy the stunning sea view along their entire length. A courtyard adjacent to the house provides a sheltered spot in which to relax and entertain, in conjunction with the terrace stretching across the front of the house above the beach.

A gate from the patio opens to the garden, expertly landscaped by an RHS Chelsea Flower Show Gold Medal winner and artfully lit. Decked walkways lead through the garden and a sunken terrace with seating is arranged around a fire pit. The garden is enclosed by an Art Deco style wall that separates it from the beach and sea beyond, enhancing both privacy and

maximising the outlook. Thoughtfully planted with coastal hardy plants, the garden exudes all the style of the house and complements it perfectly.

Location

St Margaret's village provides a range of amenities, with further leisure, educational and shopping facilities in nearby Deal, Dover and Canterbury. There is also an array of well-regarded schooling available.

St Margaret's Bay is a sheltered haven, with a clifftop mainly in the care of the National Trust providing some delightful walks and the shingle beach offering a popular café and an inn, The Coastguard. There are golf courses at nearby Kingsdown and Deal together with St George's at Sandwich.

Communications links are excellent: the nearby A2 provides access to the M2, the A20 at Dover links to the M20 and Martin Mill station provides the High-Speed service into London St Pancras from 77 minutes. The area has good access to the Continent via Eurotunnel and the Port of Dover.



Distances

- Dover 5 miles
- Deal 6.8 miles
- Folkestone 13 miles
- Sandwich 14 miles
- Canterbury 18.5 miles

Nearby Stations

- Martin Mill
- Walmer
- Dover Priory

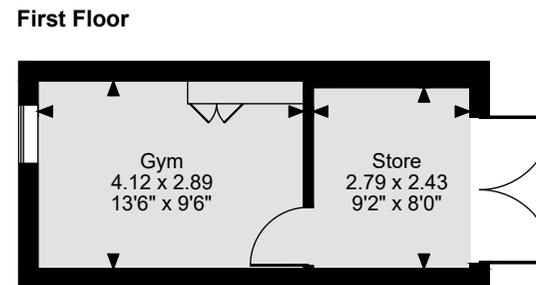
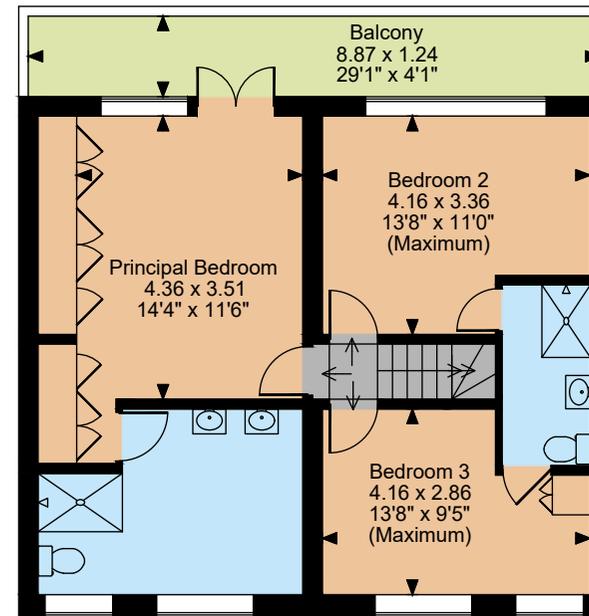
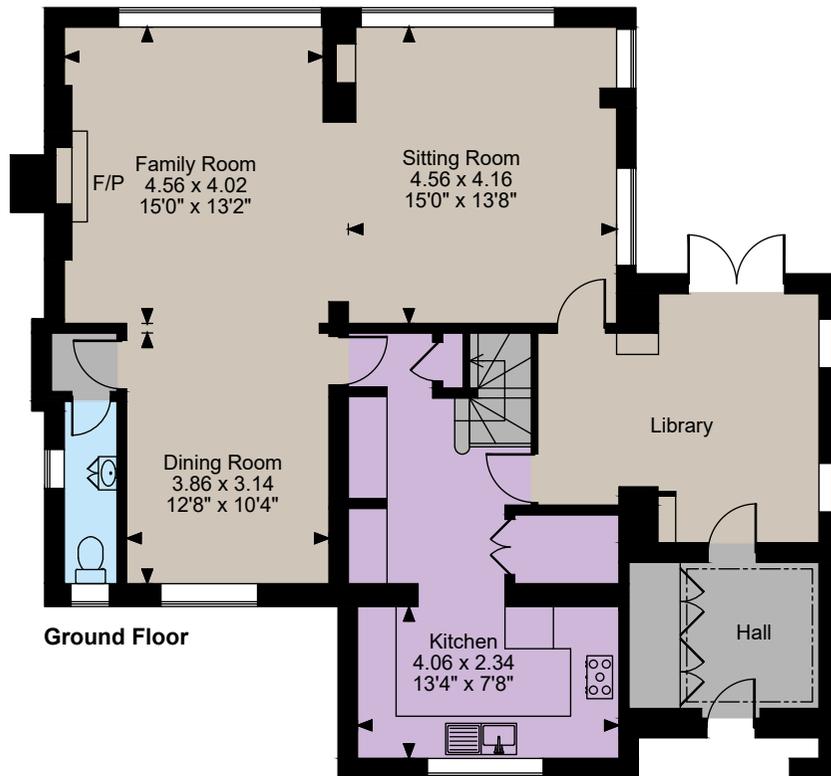
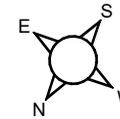
Key Locations

- Dover Castle
- Walmer Castle
- The White Cliffs of Dover
- St Margaret's Bay beach
- Samphire Hoe
- South Foreland Lighthouse

Nearby Schools

- St Margarets-at-Cliffe Primary
- Portal House School
- Kingsdown & Ringwould CofE Primary
- Warden House Primary
- Local village primary schools
- Dover Grammar School for Boys
- Dover Grammar School for Girls
- The Duke of York's Royal Military School
- The King's School, Canterbury
- Kent College





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

Main House internal area 1,799 sq ft (167 sq m)
Outbuilding internal area 206 sq ft (19 sq m)
Balcony external area 118 sq ft (11 sq m)
Total internal area 2,005 sq ft (186 sq m)

For identification purposes only.

Directions

CT15 6DY

what3words: ///tube.rags.junior - brings you to the property

General

Local Authority: Dover District Council

Services: Mains gas, electricity and water. We understand that the private drainage at the property complies with the relevant regulations. Gas heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: C

Restrictive Covenants: Please contact the agent for details.

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Canterbury

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