



Pilgrims Nook, West Studdal, Kent



For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

Pilgrims Nooks

Willow Woods Road, West Studdal, Kent CT15 5BH

An outstanding opportunity to acquire a wonderful family home with leisure facilities, newly established vineyard, home office, substantial barn and extensive garaging; all set in a lovely rural location with far-reaching views

Whitfield 3.8 miles, Sandwich 6 miles, Dover Priory station 7.1 miles (London St Pancras from 66 minutes), Canterbury 14.4 miles

Reception hall | Drawing room | Sitting room
Dining room | Study | Conservatory | Kitchen
breakfast room | Utility | Cloakroom | Principal bedroom with dressing room and en-suite bathroom | Guest bedroom with en-suite shower room | 3 Further bedrooms | Family bathroom | Garage building/home office annexe with shower room | Double garage with studio over | Boiler room | Indoor swimming pool complex | Barn | Gardens | Vineyard
EPC rating E | In all about 15.44 acres

The property

Dating from the 19th century, Pilgrims Nook has been much altered and improved over the years to create an outstanding family home in a very private yet extremely convenient location. The property benefits from an array of beautifully proportioned reception rooms and, in all, just under 4,500 sq ft of accommodation in the main house.

The front door opens to the galleried reception hall, from where a hand-crafted staircase rises to the first floor. Off the main hall is the double aspect drawing room with concealed sliding doors to the sitting room, which is panelled to dado height and has a brick-built fireplace with an ornate mahogany surround. Two pairs of French doors open to the conservatory and

steps from the sitting room lead to the rear hall, off which is a study and a useful cloakroom.

The kitchen is fitted with a range of Shaker style wall and floor units with granite work surfaces over. An island with breakfast bar provides further storage. The generous breakfast room has a fitted dresser with cupboards under; a door from here leads to the utility room and outside. The adjoining double aspect dining room is fitted with a Victorian cast-iron fireplace.

The magnificent galleried first floor landing has windows to the front overlooking the garden and countryside beyond. The principal bedroom is double aspect with superb views to the south-east; the dressing room is fitted with a range of storage cupboards, whilst the en suite bathroom has a marble surround to the bath and a wash basin with fitted cupboards. The guest bedroom also has an en suite shower room. Three further bedrooms share the generous family bathroom.

Location

Pilgrims Nook is situated in unspoilt undulating countryside in a convenient location with excellent access to the A256 Whitfield to Sandwich Road. There are several national retailers and a supermarket in nearby Whitfield.

A broader range of cultural, leisure and shopping amenities are available in the towns of Sandwich, Dover and Canterbury, all of which also provide a variety of well-regarded educational facilities in both state and private sectors.

The property is excellently placed for access to the Continent via the port of Dover and the Eurotunnel Terminal at Cheriton. The High-Speed train service to London St Pancras is available from Dover Priory whilst Kearsney station offers direct services to London Victoria and Cannon Street. The A2 provides access to the M2, the remaining motorway network and Gatwick and Heathrow airports.













Outside

Pilgrims Nook is approached via a sliding electric gate over a gravelled driveway to a parking and turning area to the front of the house. A brick paved drive runs down the side of the house to the double garage/home office building. A pathway to the north-east of the house leads to the indoor swimming complex with a changing room and doors opening on to a terrace, ideal for al fresco entertaining. The pool is heated through the Biomass boiler.

The gardens immediately surrounding the house comprise sweeping beds planted with a variety of shrubs and herbaceous plants, sheltered by mature trees with lawns and lead out to the vineyard which has its own access from Strakers Hill.

The vineyard

At the entrance to the vineyard is a recently constructed barn (extending to about 3,060 sq ft) with 3 phase power.

Planted in 2019 with a view to producing English sparkling wine, the vineyard has so far had two successful harvests. It is planted with Pinot Meunier, Pinot Noir and Chardonnay with a small area of Ortega grapes. If required, the vendors will reserve a right of holdover to harvest the 2024 crop.

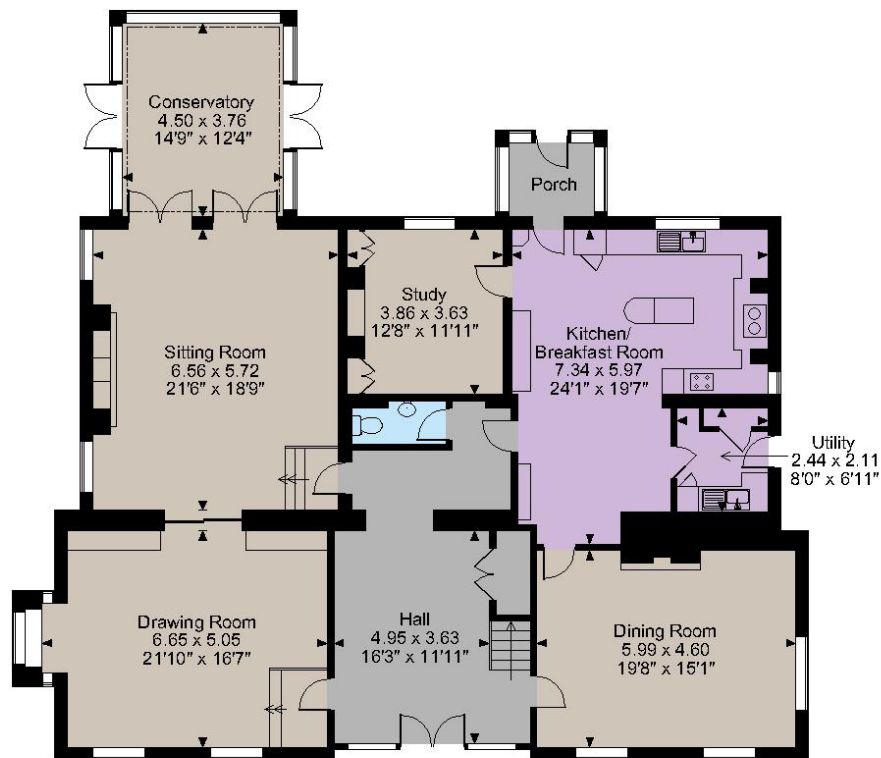
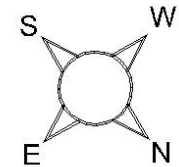
The vineyard also has the benefit of prior approval for the construction of an irrigation pond, drainage and pipework for irrigating the vineyard (see Dover District Council planning portal, ref 19/00825 for details).

The vineyard tractor and relevant equipment is available by separate agreement at the dealership valuation.

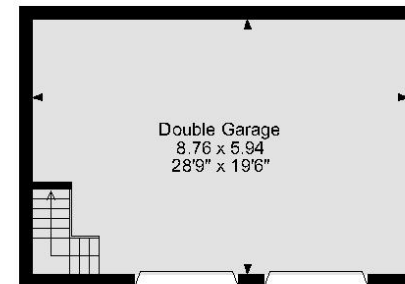




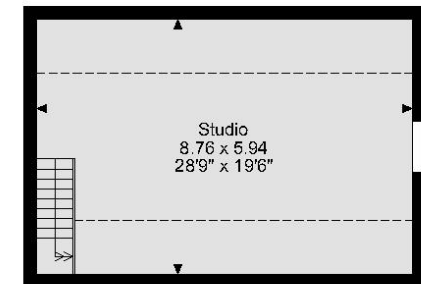
Pilgrims Nook West Studdal, Dover
 Main House internal area 4,490 sq ft (417 sq m)
 Limited Use Area internal area 220 sq ft (20 sq m)
 Double Garage/Studio internal area 908 sq ft (84 sq m)
 Total internal area 5,618 sq ft (521 sq m)
 For identification purposes only.



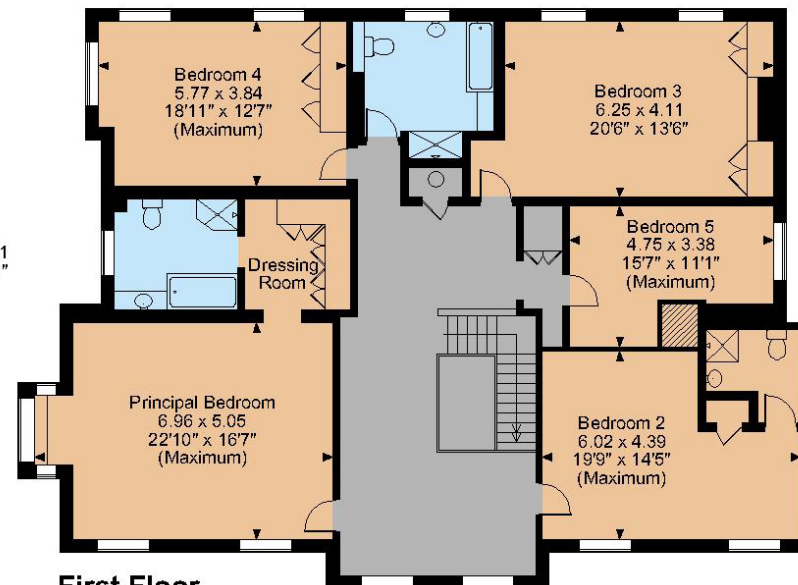
Ground Floor



Garage Ground Floor



Garage First Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8577074/SS

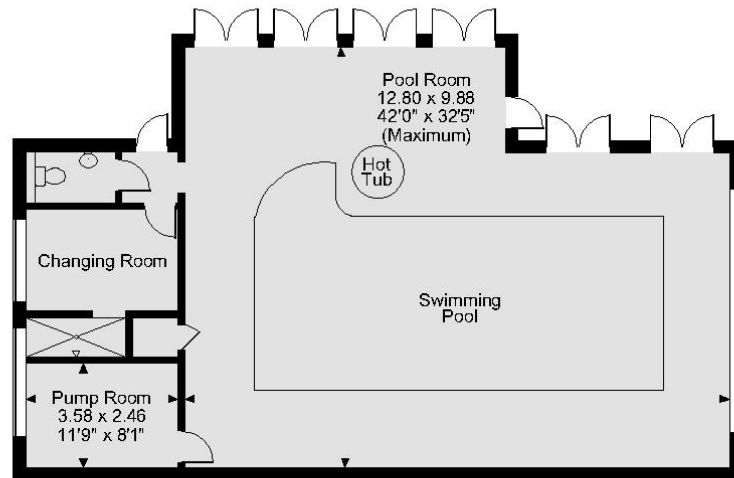
Pilgrims Nook West Studdal, Dover

Annexe/Garage/Boiler Room internal area 1,068 sq ft (100 sq m)

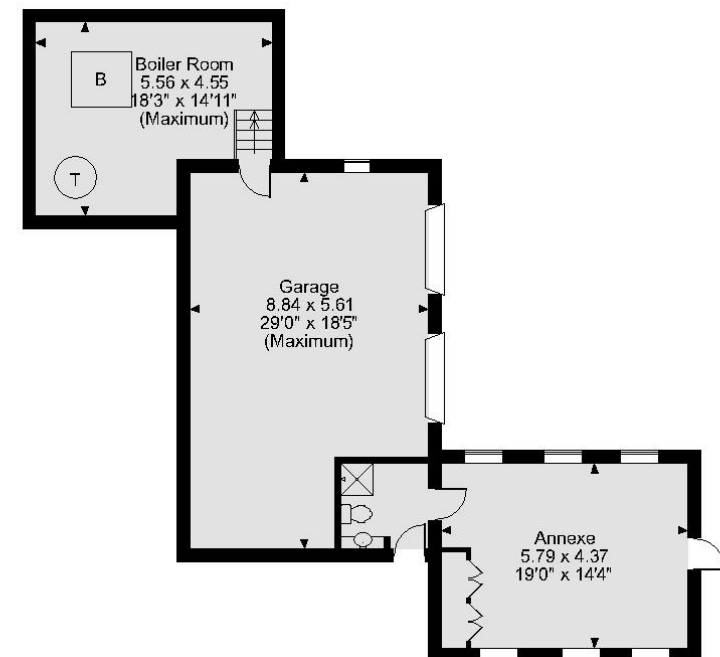
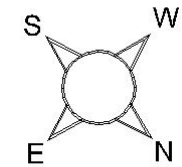
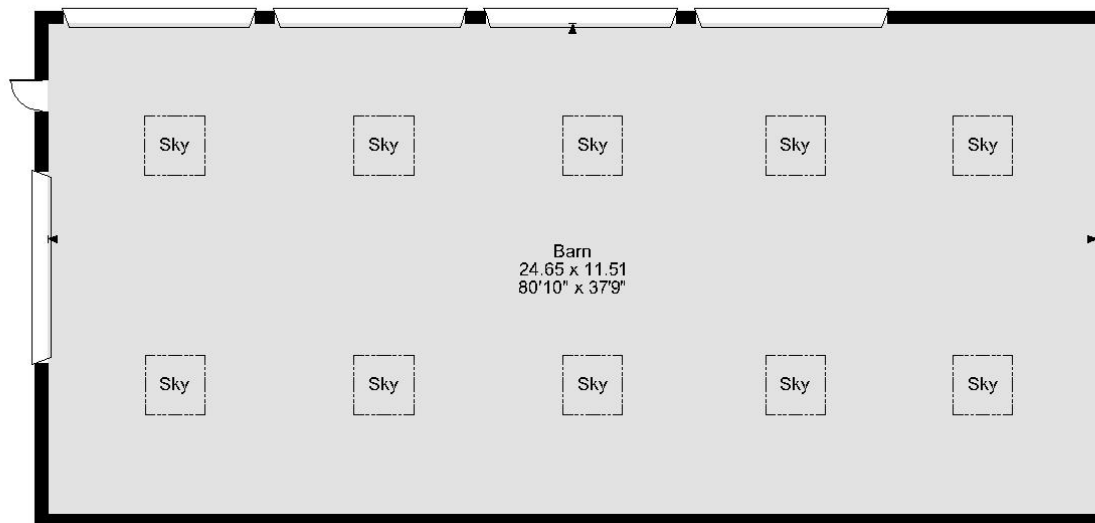
Pool House internal area 1,528 sq ft (142 sq m)

Barn internal area 3,060 sq ft (284 sq m)

For identification purposes only.



Pool House



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

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8577074/SS



Directions

From Canterbury: Leave on the New Dover Road and merge on to the A2 to towards Dover. At Whitfield continue towards Dover and take the A256 towards Sandwich. At the first roundabout take the third exit, continuing up the hill. At the junction turn left and the driveway to Pilgrims Nook will be found on the right hand side after a short distance.

General

Local Authority: Dover District Council

Services: Mains water and electricity. Private drainage (details of system to be confirmed). Heating to the house and pool via a Biomass system which benefits from Renewable Heat Incentive grant funding and enables the resale of heating to the nearby cottages, which were formerly within the ownership of Pilgrims Nook. Further information about the Biomass system and Renewable Heat Incentive is available from the agent.

Council Tax: Band G

Planning: Prospective purchasers should make their own enquiries of Dover District Council

Tenure: Freehold

Guide Price: £1,800,000

Canterbury

2 St Margaret's Street, Canterbury, Kent CT1 2SL

01227 473700

canterbury@struttandparker.com
struttandparker.com

Finn's

82 Castle Street, Canterbury, Kent, CT1 2QD

01227454111

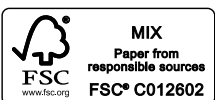
canterbury@finns.co.uk
finns.co.uk

 @struttandparker

 /struttandparker

Over 45 offices across England and Scotland, including Prime Central London

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken March and June 2022. Particulars prepared November 2023. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



For the finer things in property.

