



Way Farmhouse
Way Hill | Minster | Ramsgate | Kent | CT12 4HS

FINE & COUNTRY



Step inside

Way Farmhouse

As you turn into the long and undulating driveway, flanked by sweeping lawns interspersed with impressive mature trees and shrubs, you have your first glimpse of this delightful Victorian residence. It nestles in 2.6 acres of stunning grounds and woodland that includes a double garage, stables, other useful outbuildings and also has potential development opportunities.

With its cream exterior, high chimneystacks and welcoming pitched roof porch this beautifully presented property has a charming exterior, while internal period features including high coved ceilings, panelled doors and fireplaces give it such a special character. There is a spacious hall with the original staircase to the first and second floors, access to a cloakroom and the flexible ground floor accommodation. This includes a well-proportioned, dual aspect dining area with an impressive marble surround fireplace and a multi-fuel burner, ideal for those more formal occasions and family Sunday lunch parties. It leads through an open archway to a light and bright dual aspect sitting area or playroom with a lovely bay window.

There is an elegant drawing room that also has a charming bay window with garden views as well as an original marble surround fireplace with a brick inset and a slate hearth. However the 'heart of the house' is the superb country style kitchen/breakfast room with an informal dining area and is where the family love to congregate. There is an inset range cooker and attractive units with granite worktops housing an integrated full height fridge and dishwasher, a large central island breakfast bar, steps down to the light and bright dual aspect dining area and an adjacent utility room. This also has fitted units with granite worktops, an integrated full height freezer and laundry facilities. A door leads to a rear lobby/boot and coat room and side access to the drive and outbuildings.

Off the half landing there is a separate toilet and a smart family bathroom with a bath and shower. While leading from the landing on the first floor you will find a study and three very spacious double bedrooms with seating areas and wonderful views including the superb main suite. This has a vast en suite bathroom with a trendy bath under a large window with panoramic views, as well as a separate shower and a walk-in wardrobe/dressing area. The second floor galleried landing has access to the vast boarded loft, and another attractive family bathroom with a bath and separate shower. This serves the three double bedrooms with amazing panoramic views over the garden and the surrounding countryside including two with good sized seating areas, partially vaulted ceilings and Velux windows.

Gravel surrounds the property creating pathways and a front terrace where you can enjoy looking out over the extensive garden and providing outdoor entertaining for friends and family. In addition to the double garage there is plenty of off road parking for numerous vehicles as well as a stable block that includes an original Victorian stable, storage facilities and two additional stables as well as a covered wood store. There is also a separate building with lighting, electrics and flooring that is easily accessible from the rear lobby and is currently designed as a gym but could be converted to an office for anyone working from home but needing space away from the house.











Seller Insight

“ We moved here about 16 years ago as we loved the character of the property, the location and the availability of good schools in the vicinity. At the time the property needed a complete upgrade and we virtually gutted the inside, with new plumbing and electrics, replastered, redecorated and installed the contemporary kitchen and bathrooms. We have thoroughly enjoyed the results of our efforts and it has been a great place to bring up our family. However they have all flown the nest and we feel it is time for us to downsize.

We also love the grounds and the local wildlife including rabbits, squirrels, kestrels and woodpeckers, which is why we created a wildlife area in what was previously a two acre paddock. However, the paddock could easily be reinstated should new owners have equestrian interests or want to keep chickens, goats, sheep or alpacas. Alternative opportunities include the possibility of property development as some of our neighbours have built additional properties in their large gardens so new owners may be able to do the same, subject to the appropriate planning

The countryside location is wonderful as it is very quiet and peaceful with friendly neighbours, yet it is only a short drive to Thanet Parkway station where the high speed train can whisk you to London in 70 minutes. We are not far from Minster village with its historic Abbey and Church, originally founded in 670AD. It also includes a mainline station, shops, pubs and restaurants as well as hair and beauty salons, a surgery, a veterinary practice and a dog groomer. There is a good primary school, an amateur dramatic society, bowls group and regular events in the village hall as well as a large playing field with a multi-use games area and an all-weather sports pitch. With regard to education, as well as the local primary school, there are excellent primary, secondary, grammar and private schools in Thanet, a well-respected grammar school in Sandwich and a plethora of Outstanding grammar and top class private schools in Canterbury.

The Thanet Way for access to London and Canterbury and the Sandwich Road for Dover and Folkestone are nearby and it is only a short distance to the Westwood Cross shopping centre with its range of high street stores, restaurants, a casino and the Vue cinema complex.

For golfing aficionados the opportunities are endless, from practising your swing at the Manston Golf Centre to playing a round at the prestigious Royal Cinque Ports in Deal or the St George's championship course in Sandwich, and there are also many other local clubs. If you enjoy a walk with the dog or a bit of bird watching and seal spotting the Pegwell Bay Nature Reserve is only a short drive and there are plenty of places around for cycling and riding with the Manston Riding Centre not far away. While the surrounding 26 miles of Thanet beaches offer a wonderful playground for the children and sailing enthusiasts can moor their boat at the Ramsgate Marina and join the Royal Temple Yacht club.

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







Travel

By Road:	
Thanet Parkway	1.5 miles
Minster Station	1.2 miles
Ramsgate Station	4.4 miles
Dover Docks	19.2 miles
Gatwick Airport	79.9 miles
Channel Tunnel	25.6 miles
Charing Cross	74.3 miles
Canterbury	13.9 miles

By Train from Thanet Parkway	
High Speed to St Pancras	1hr 9 mins
Canterbury	15 mins
Ashford International	31 mins
Charing Cross	1hr 47 mins
Victoria	1hr 35 mins

By Train from Minster	
High- Speed St Pancras	1hr 24mins
Ashford International	37 mins
London Charing Cross	2hr 1 mins
London Victoria	1hr 50mins

Leisure Clubs & Facilities

Royal St George's Golf Club	01304 613090
Princes Golf Club	01304 611118
St Augustine Golf Club	01843 590333
Bannatynes Health Club	01843 600606
Stonelees Golf Centre	01843 823133
Manston Golf Centre	01843 590005
Ramsgate Croquet Club	01843 588878
Thanet Bowls Club, Ramsgate	01843 594804
Royal Temple Yacht Club	01843 591766
Manston Riding Centre	01843 832622

Healthcare

Minster Surgery	01843 821333
Dr Adam Akyd & Partners	01843 595951
Dr M D Cardwell	0300 0427007
Summerhill Surgery	01843 591758
QEQM Hospital, Margate	01843 225544

Education

Primary Schools:	
Minster Primary	01843 821384
Newington Community Primary	01843 593412
Chilton Primary	01843 597695
Wellesley	01843 862991
St. Lawrence Junior	01843 587666

Secondary Schools:

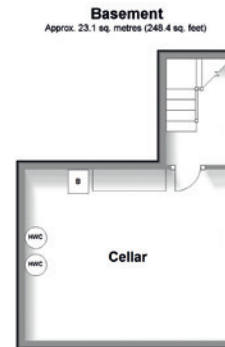
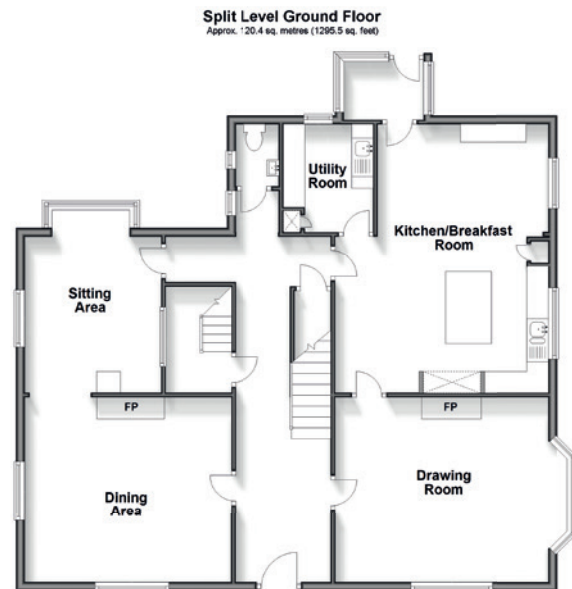
Charles Dickens Broadstairs	01843 862988
Chatham and Clarendon Grammar, Ramsgate	01843 591075
Dane Park, Grammar, Broadstairs	01843 864941
Sir Roger Manwood Sandwich	01304 610200
St. Lawrence College (Senior)	01843 587666

Entertainment

Vue Cinema Complex and Casino	01843 579999
Sarah Thorne Theatre, Broadstairs	01843 863701
Granville Theatre, Ramsgate	01843 591750
The New Inn	01843 826142
The Bell Inn	01843 825707
The Sands Hotel, Margate	01843 228228
Yarrow Hotel, Broadstairs	01843 460100

Local Attractions / Landmarks

Dreamland Amusement Park	01843 295887
Quex Park Museum, Birchington	01843 842168
Turner Contemporary Gallery, Margate	01843 233000
Shell Grotto, Margate	01843 220008
Spitfire and Hurricane Memorial Museum	01843 821940
Hornby Visitor Centre, Westwood	01843 233524
Dickens House Museum, Broadstairs	01843 863453
Westwood Cross Shopping Centre	
Pegwell Nature Reserve	



SPLIT LEVEL GROUND FLOOR

Entrance Hall
Drawing Room
Dining Area
Sitting Area
Kitchen/Breakfast Room
Utility Room
Cloakroom
Rear Lobby/Boot Room

BASEMENT

Cellar

SPLIT LEVEL FIRST FLOOR

Landing
Main Bedroom
En Suite Bath/Shower Room
Dressing Room
Study
Bedroom 2
Bedroom 3
Family Bath/Shower Room
Separate WC

SECOND FLOOR

Landing
Bedroom 6
Bedroom 4
Bedroom 5
Bath/Shower Room

OUTSIDE

Garden
Wild Meadow/Paddock
Gated Driveway

OUTBUILDING

Double Garage
Store Room
Stable

OUTBUILDING

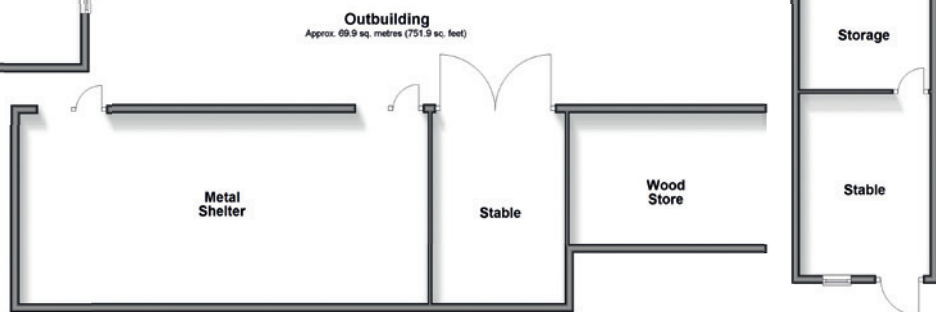
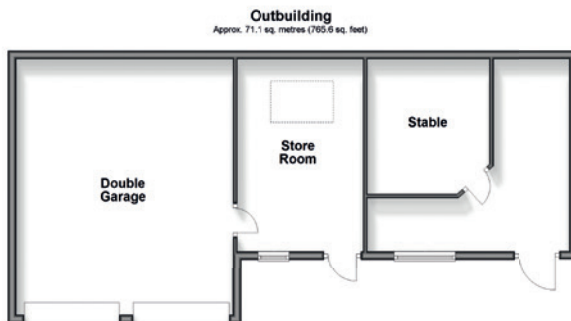
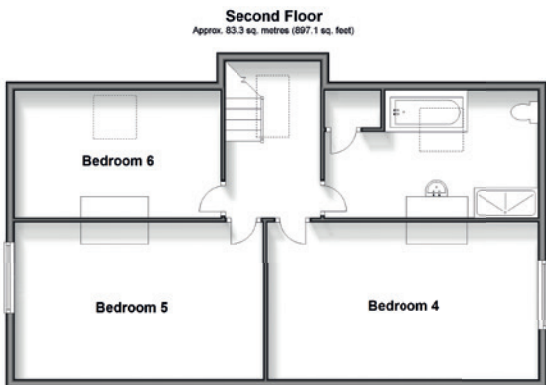
Room 1/Gym

OUTBUILDING

Stable
Storage

OUTBUILDING

Metal Shelter
Stable
Wood Store



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Council Tax Band: G
Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed 04.10.2024



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