



St Margarets-at-Cliffe

Guide Price £750,000 Freehold



WHITNEY HOMES
COASTAL, TOWN & COUNTRY



White Cliffs Hotel
High Street
St Margaret's-at-Cliffe
Nr Dover
CT15 6AT

Description

White Cliffs, is an interesting Grade II listed property with a listing dating around C18 to C19 and formerly the village hotel, which was an extremely popular boutique hotel/restaurant, not only with the locals but many well-known celebrities too.

Steeped in History, this eight bedroomed and seven-bathroom property, with self-contained managers flat located on the top floor, now offers a fabulous opportunity to either create your own style and reinstate the hotel, change into a family residence, or take advantage of the development opportunity and divide the property into three terraced homes.

Construction, is white weatherboarded façade, off central doorcase with lead hood, the rear façade is painted brick, partially weatherboarded and slate tiled roof.

Outside

The property has access off the high street onto the front shared courtyard which is gravelled and walled, and provides parking.

Gardens

The rear garden is laid to lawn with sun terraces, pergola and pizza area, partially walled and fenced boundaries, with side gate access.

Property Information

Local Authority: Dover District Council

Council Tax Band: TBA

Services: Mains water, gas, electric and drainage.

Viewings: Strictly through Whitney Homes.

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Situation

St. Margaret's-at-Cliffe is a well-known and much sought-after village located in East Kent. The village itself offers everyday amenities including a local store and newsagents, post office, Smuggler public house/restaurant, doctors' surgery, well regarded primary school and the beautiful Grade I listed Church of St Margaret's.

The nearby St. Margaret's Bay cliff top enjoy panoramic views out over the English Channel and the bay itself is perfect for swimming, sailing and fishing, with the neighbouring countryside a designated Area of Outstanding Natural Beauty that offers wonderful walks and cycle paths.

Recreation facilities around the area include swimming pools and sports centres, a good selection of golf courses including Princes at Deal and the prestigious Royal St Georges at Sandwich which are within easy reach.

Connections are also good with the A2 linking into the M20, M25 and M2 motorway network. Mainline railway stations can be found in Dover, Sandwich and Canterbury, which operate the high-speed service into London St Pancras. The Port of Dover and the Channel Tunnel terminal at Folkestone, offer services to the continent and are both easily reached.

Agents note

The current owners have now been granted planning consent to split the hotel into a maximum of three units comprising of **two** 4-bedroom town houses and **one** three-bedroom town house, all with gardens and allocated parking.

The measurements shown below are approximate for each unit (Planning was granted, 20th Dec 2022).

Planning reference 20/01/566. For further information, go to Dover District Council Website, or call Whitney Homes and we will send you the Architect's design brochure.

Plot size (approx.)

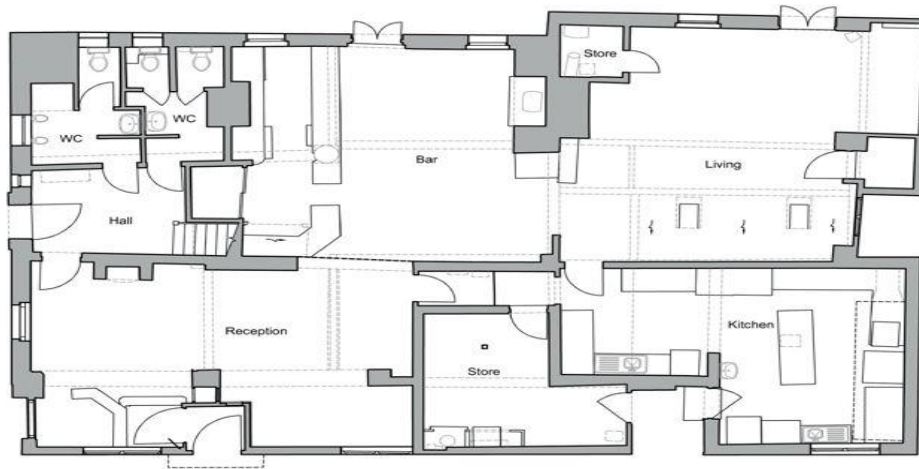
Plot 1 - 2,200 sqft² (4 bedroom)

Plot 2 - 1,575 sqft² (4 bedroom)

Plot 3 - 1,501 sqft² (3 bedroom)







3 | Existing Ground Floor Plan of The White Cliffs Hotel |

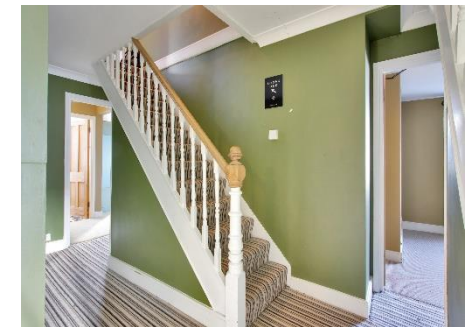
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Smarter property search

PrimeLocation
Find your dream home

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The Property
Ombudsman

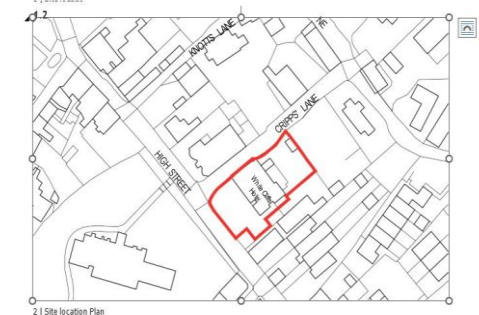
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4 | Existing First Floor Plan of The White Cliffs Hotel |



5 | Existing Second Floor Plan of The White Cliffs Hotel |



2 | Site location Plan

Disclaimer

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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