

# HARVEY RICHARDS & WEST

ESTATE AGENTS



## **Blarney Court, Pean Hill, Whitstable, CT5**

**Fantastic detached property measuring an impressive 7,500sqft with a private gated drive, detached pool house, multiple garages, large garden and private woodland area.**

**£1,600,000**





Harvey Richards & West Sales Ltd for themselves and for the Vendors of Lessors of this property whose Agents they are give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith






## Blarney Court, Pean Hill, Whitstable

### Location

The seaside town of Whitstable is located on the picturesque North Kent coast, 60 miles from central London and 7 miles north of the historic city of Canterbury. Famous for its working harbour and native oysters the town proves popular with both tourists and residents alike. From its stunning coastline with a variety of water sports to the popular high street brimming with independently run cafes, boutiques, restaurants and pubs, there is plenty to see and do. The main line train station provides fast and frequent links to both London St Pancras & London Victoria, as well as regular buses departing from numerous stops throughout the town linking Whitstable to the surrounding areas and beyond. A number of popular infant and junior schools are found locally in the town with both grammar schools and private schools easily accessible in Canterbury.

and are believe to be correct but any intending purchasers or tenants should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Harvey Richards & West Sales Ltd has and authority to make or give any representations or warranty in relation to this property.



Harvey Richards & West are delighted to offer for sale Blarney Court, a wonderful detached residence located between the seaside town of Whitstable and the village of Blean. Built by the current owners this fantastic property measures an impressive 7,500sqft and is positioned on a wonderful sized plot measuring approximately 3 acres. Arranged over two floors with the added benefit of a detached pool house this superb home has so much to offer. With an array of outbuildings and plenty of outside space this is one not to be missed. The property has been very well maintained by the current owners but subject to all the necessary planning consents this could make a wonderful project/development opportunity.

Approached via a long private drive, the property is set behind double gates with a large parking area. Once through the front door you enter in to the impressive main entrance hall which has a beautiful split staircase leading to the first floor. The main reception room spans the width of the property and centres around a large inglenook fireplace. Glass French doors open out to a wonderful conservatory, a great place to sit and relax all year round. The spacious kitchen dining space is currently fitted with traditional kitchen base and wall units, a central island unit acts as a great breakfast bar and houses the hob and overhead extractor. There is also a further conservatory off the kitchen making the most of the garden views and plenty of space for a dining area. The handy utility room accessed from the kitchen provides space to house the washing machine and tumble dryer and leads out to the attached double garage. There is also a formal dining room with its own fireplace and views out to the garden.

On the first floor there are three double bedrooms, all large rooms with plenty of storage and space. The master suite has its own en-suite bathroom as well as a large dressing room. There is also a family bathroom on this level fitted with a three-piece bathroom suite and walk in shower.

The grounds of the property measure approximately 3 acres and is a mixture of formal gardens and woodland. A large outbuilding houses the fantastic heated indoor pool, this great space is perfect for entertaining with an outdoor BBQ area and a large jacuzzi room adjoining the pool house. The garden has an abundance of mature flower beds and well-manicured lawns with plenty of space for outdoor dining during the summer months.

The property has a double attached garage and a separate single garage with plenty of storage space and parking for multiple cars.

Tenure: Freehold  
Council Tax: Band G

For more information or to arrange a viewing please contact Harvey Richards & West.













First Floor  
Approximate Floor Area  
2208.75 sq. ft.  
(205.20 sq. m)



Pool House/Jacuzzi Room  
Approximate Floor Area  
1919.85 sq. ft.  
(178.36 sq. m)

Ground Floor  
Approximate Floor Area  
3111.09 sq. ft.  
(289.03 sq. m)

Garage  
Approximate Floor Area  
251.22 sq. ft.  
(23.34 sq. m)

TOTAL APPROX FLOOR AREA 7490.92 SQ. FT. (AREA 695.93 SQ. M)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibilities taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
www.livestock.co.uk



