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Butterfly Cottage, Knots Yard, Whitstable, CT5

Beautiful two-bedroom semi-detached cottage located just off Whitstable high street benefiting from off street parking, a lovely private court yard garden and a fantastic basement storage space perfect for beach equipment.

£400,000




Harvey Richards & West Sales Ltd for themselves and for the Vendors or 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



Butterfly Cottage, Knotts Yard, 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 historical 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.



Harvey Richards & West are delighted to offer for sale Butterfly Cottage, a beautiful two-bedroom semi-detached property located just off the high street in the heart of Whitstable's popular conservation area. Set back from the hustle and bustle Knots Yard is an attractive well-kept development just a stone throw from the beach and just moments from Harbour Street with its array of boutiques and cafes.

Built around 2007 this property has been well designed to incorporate much of Whitstable's charm and character along with the convenience of a modern property. Offered for sale chain free this beautiful home is one not to be missed.

Butterfly Cottage is set back from the street down a small access road. The property benefits from one off street parking space which is located in front of the entrance gate. Once through the oversized gate you enter in to the private court yard garden. A small flight of stairs leads to a raised decking area, which provides access to the glazed French front doors.

The raised ground floor level has been designed with a full open plan layout with plenty of space for both a living and dining area. A 'U' shaped kitchen is fitted with modern units, built in appliances and has a useful breakfast bar space. A full height window and double glazed French doors fill the room with light. There is a handy downstairs W/C on this level which could easily lend itself to become a second bathroom or utility room.

On the first floor there are two bright and airy double bedrooms. The larger of the two has a wonderful full high window filling the room with light. The family bathroom is also found on this level which houses a three-piece bathroom suite and overhead shower.

The rear court yard garden is a wonderful space to enjoy all year round. Designed to be low maintenance this is an incredibly private space which is also a lovely sun trap. The property benefits from a large restricted head height storage basement which is accessed from the garden. This space is extremely useful for storing beach equipment.

Tenure: Freehold

Council Tax: Band B

Service Charge: £100 per annum

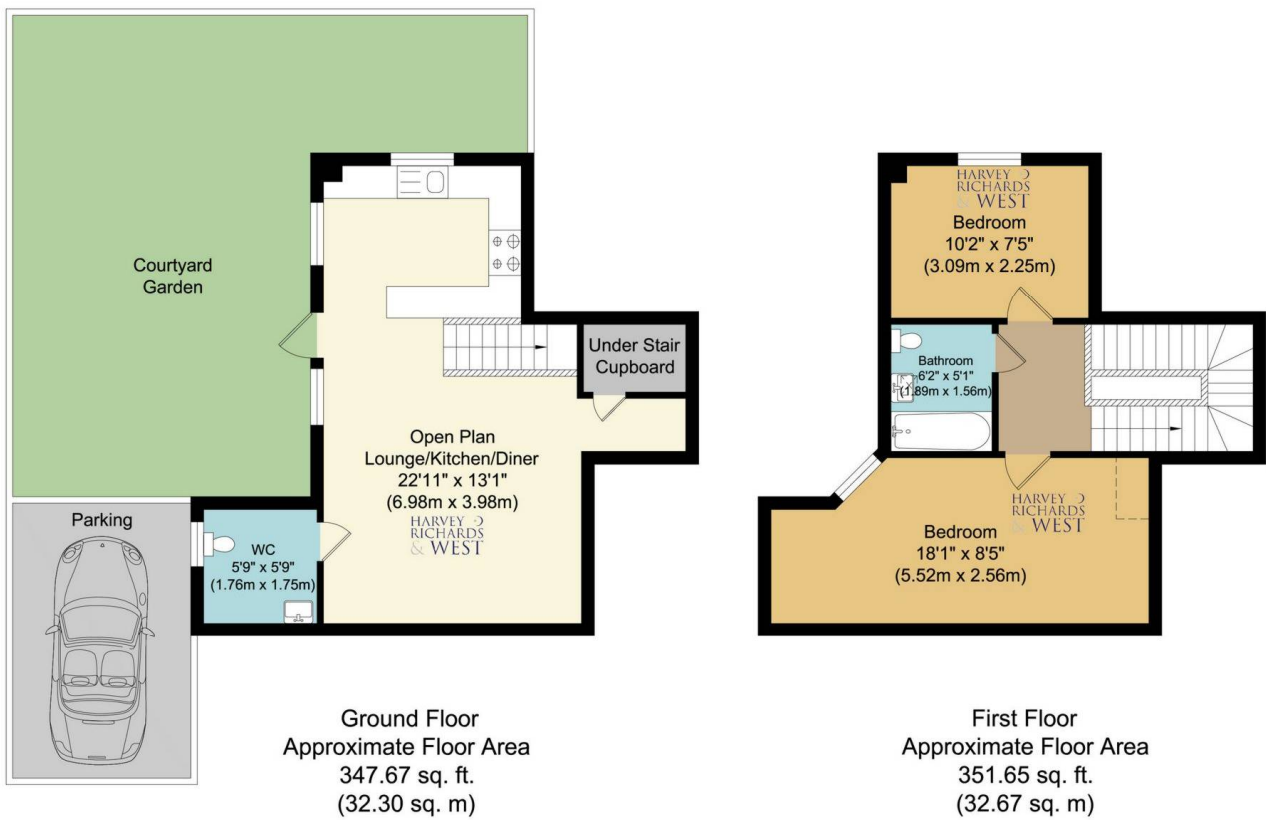
For more information or to arrange a viewing please contact Harvey Richards & West.







Floor Plan 1



TOTAL APPROX FLOOR AREA 699.33 SQ. FT. (AREA 64.97 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 responsibility is 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.rhwest.co.uk

Energy performance certificate (EPC)

16 Knots Yard WHITSTABLE CT5 1AL	Energy rating	Valid until:	20 August 2034
	C	Certificate number:	7734-9128-7400-0829-1226

Property type	Semi-detached house
Total floor area	56 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60