



49 High Street, Hythe, Kent CT21 5AD



**ABBOTS CLIFF HOUSE,  
NEW DOVER ROAD, CAPEL-LE-FERNE**

**£1,750,000 Freehold**

An iconic landmark property in an enviable cliff top location from where it boasts an exceptional panorama over The English Channel. Set in circa 2.5 acres of grounds, this handsome 5 bedroom house benefits from a self contained apartment, Airstream Caravan and beautiful vantage points from where to enjoy the views. EPC E



# **Abbots Cliff House, New Dover Road, Capel-Le-Ferne, Folkestone CT18 7HZ**

**Entrance Vestibule, Reception Hall, Drawing Room open plan to Dining Room,  
Fifth Bedroom with En-Suite Shower Room, Kitchen/Breakfast Room,  
Utility Room, Cloakroom,**

**Principal Bedroom with En-Suite Shower Room and Sea Facing Balcony,  
Three Further Bedrooms (Two with En-Suite Shower Rooms) and a Bathroom**

## **SELF CONTAINED APARTMENT**

**Entrance Hall, Open Plan Kitchen/Dining/Living Space, Utility Room,  
Bedroom, Shower Room**

**Garage, Ample Parking, Grounds Of Around 2.5 Acres, Airstream Caravan**

## **DESCRIPTION**

An incredible opportunity to acquire an iconic landmark property in a privileged and exhilarating cliff top location from where it commands an enviable panorama over The White Cliffs, along the coastline to Folkestone, of the sea and, on a clear day, to the coast of France.

The current owner has completed a sympathetically executed programme of repair and restoration of the house resulting in a truly exceptional property which commands breathtaking views of the sea from almost every room. The house boasts a wealth of original details from decorative plasterwork and detailed joinery to impressive fireplaces throughout the elegantly proportioned and well appointed accommodation. This includes a grand reception hall leading to the stunning drawing room which is open plan to the dining room, a beautiful ground floor bedroom with en-suite shower room (which could equally be used as a second sitting room), a sublime kitchen/breakfast room with bi-folding doors to a large sea facing terrace and hot tub, utility room and cloakroom. On the first floor there are four bedrooms, three with en-suites, the principal room with a generous sea facing balcony, and a bathroom. There is the potential to create additional bedrooms by reinstating the original roofline of the house which once housed three more bedrooms. The lower ground floor is arranged to provide a well planned, self contained one bedroom apartment with a generous open plan kitchen/dining/living space.

The grounds, which total circa 2.5 acres, provide an idyllic and secluded setting for this imposing property. A sweeping gravelled driveway meanders between expanses of lawn to a wide parking and turning area at the front of the house and an underground garage. A wonderful terrace with a large hot tub provides an extraordinary setting for alfresco entertaining however, at a high point of the grounds is an incomparable decked terrace in part overhanging the cliffside, from where unrivalled views of the sea and the coastline can be enjoyed with guests being catered for from the adjoining outdoor kitchen. There is also a purpose built shower room serving a beautiful Airstream caravan which is tucked away in the vicinity offering a further unique aspect to the property.

Abbots Cliff House also enjoys a rich history having played a key role in WWII after being requisitioned in 1940, it operated throughout the war, despite being occasionally strafed by German fighter planes, as a listening post which collected radio communications from Germany directing aircraft or fast moving E-boats in the English Channel. The staff of around 60 German linguists, mainly young women, were employed to live log the communications. This type of interception had never been done before for voice communications and the tactical nature of the information collected by the young women helped to protect British pilots and sailors. It is also understood that Sir Winston Churchill was a regular visitor to the house. In more recent times, Abbots Cliff House has even been used as a film set.

## **SITUATION**

Capel-Le-Ferne is an idyllic location on the south Kent coast, positioned on top of the White Cliffs of Dover, between Folkestone and Dover. Abbots Cliff House is at the easternmost point of the village at the end of a peaceful lane, in a delightfully secluded setting on the cliff top from where it boasts outstanding views over the English Channel. The lane continues to a trail leading all the way to Samphire Hoe, a picturesque stretch of coastline and nature reserve and to Dover which, for any fitness enthusiast, feels like your own personal running track. There is plenty of local countryside and the cliffs offer a spectacular walking opportunity, including towards the East Cliff and Warren Country Park in the direction of Folkestone.

Capel's foremost attraction is the Battle of Britain Memorial which was opened by the Queen Mother on 9 July 1993 and dedicated to those who fought in the Battle of Britain between 10 July and 31 October 1940. The Memorial is built upon part of a former WW2 coastal battery. The village has its own primary school, country stores, local pubs that offer food and regular bus services running to either Folkestone or Dover.

Folkestone is a vibrant town well served by a variety of educational facilities including boys and girls grammar schools. The town is known for its thriving Artists Quarter with a host of shops, galleries, studios, eateries and venues offering music, theatre and entertainment. The Old High Street, a winding cobbled lane, is home to a variety of independent boutique shops and meanders down toward the harbour and the revitalised harbour arm with champagne bar, various eateries and live music. There are two mainline railway stations from where the High Speed Link service to London, St Pancras is available (journey times of around 53 minutes). The M20, the Channel Tunnel Terminal and Ferry Port of Dover are all within easy reach.

The accommodation comprises:

### **ENTRANCE VESTIBULE**

Entered via a pair of panelled and double glazed doors with arched fanlight above, quarry tiled floor, windows to either side, deep moulded cornice, decorative ceiling rose, pair of glazed doors opening to:

### **RECEPTION HALL**

Polished parquet flooring in a geometric design, deep moulded cornice, decorative ceiling rose, staircase to 1st floor with polished timber, moulded handrail, block and turned banister rails and terminating in an ornate newel post, double glazed sash windows to front with original sliding shutters, radiators, inner hall leading to cloakroom and deep walk-in storage cupboard housing pressure pressurised hot water cylinder doors to:

### **DRAWING ROOM**

A generous space with polished timber floorboards throughout, painted Adam style fireplace surround encompassing an open fire, deep skirting boards, deep moulded cornice with acanthus leaf detail, deep bay with three double glazed windows to side and enjoying an open aspect over the grounds and towards Dover Castle, the windows fitted with original folding shutters, double glazed casement door to rear opening to the garden and commanding panoramic views of the sea and to the coast of France with double glazed sash windows to either side, radiator, decorative archway to:

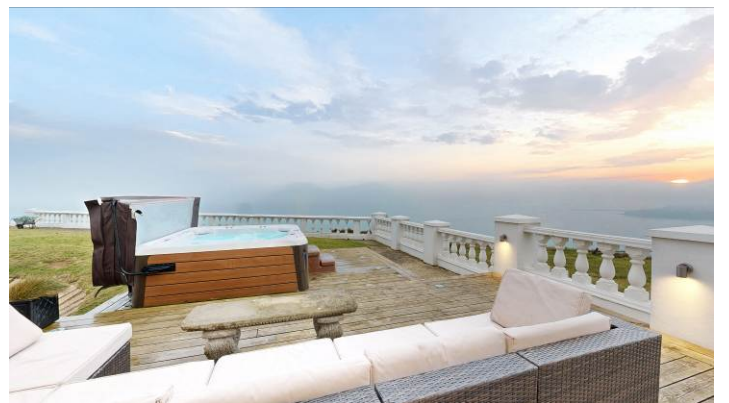
### **DINING ROOM**

Deep moulded cornice with acanthus leaf detail, deep moulded skirtings, double glazed sash window to side overlooking the grounds and with views towards Dover Castle, radiator.









## **BEDROOM**

Attractive painted timber fireplace surround, deep skirtings, deep moulded cornice, ornate ceiling rose, deep bay with double glazed sash windows to rear commanding panoramic views of the sea, to the coast of France and to The Harbour Arm, radiator, double glazed casement door opening to decked terrace to side from where magnificent views of the cliff face, the sea and the town of Folkestone can be enjoyed, radiators, doors to **walk-in wardrobe cupboard** fitted with shelving and hanging rail and:

## **EN-SUITE SHOWER ROOM**

Tiled shower enclosure with thermostatically controlled rain-head shower, pedestal washbasin, low-level WC with high-level cistern, tiled floor in a geometric design, walls tiled to half height, heated towel rail.

## **KITCHEN/BREAKFAST ROOM**

In two defined sections, a generous space with the kitchen area well equipped with a comprehensive range of base cupboard and drawer units incorporating integrated dishwasher, bin drawer, deep pan drawers, corner carousel units, square edged Corian worktops inset with four burner Neff induction hob with Elica pendant extractor hood above and 1 ½ bowl Frankie sink and drainer unit with mixer tap, further bank of coordinating units incorporating Neff electric oven and Neff Combi microwave oven with Neff warming drawer below, further bank of contrasting units incorporating central housing for a freestanding American style fridge/freezer with pull out ladder cupboard to one side and shelved larder cupboard to the other, wine rack above, two double glazed windows to side enjoying views towards Folkestone, door to utility room. The breakfast area with full wall of bifold doors opening to the generous decked terrace from where far reaching views of the sea and to the coast of France can be enjoyed, double glazed picture window to side overlooking the cliff face towards the town of Folkestone, radiator, door to deep storage cupboard.

## **UTILITY ROOM**

Worktop with provision beneath for washing machine and tumble dryer, freestanding pressurised hot water cylinder, double glazed sash window to front overlooking the adjacent fields, radiator.

## **CLOAKROOM**

Close coupled WC, pedestal wash basin with mixer tap, double glazed sash window to front, radiator, recessed lighting.

## **FIRST FLOOR LANDING**

Staircase continuing to give access to door to roof, deep walk-in storage cupboard, doors to:

## **PRINCIPAL BEDROOM**

Lobby area with deep moulded cornice, recessed lighting, radiator, opaque glazed door to en-suite, steps down to:

## **BEDROOM**

Deep moulded cornice, recessed lighting, pair of double glazed sash windows to rear enjoying views of the adjacent fields, double glazed bifold doors opening to a sea facing deck and illuminated **BALCONY** enclosed by contemporary steel balustrade and from where views of the sea, the coast of France and towards Folkestone can be enjoyed, radiator.

## **EN-SUITE SHOWER ROOM**

Walk-in tiled shower enclosure with thermostatically controlled rain-head shower, close coupled WC, wall hung wash base with mixer tap, tiled floor, walls panelled to a third in height, recessed lighting, extractor fan, double glazed sash window to front enjoying views over the adjacent fields, heated ladder rack towel rail.









## **BEDROOM**

Deep moulded cornice, decorative ceiling rose, access to two deep walk-in storage/wardrobe cupboards equipped with shelving and hanging rails, deep bay with double glazed sash windows to side overlooking the grounds and with views towards Dover Castle and the sea, double glazed sash window to rear commanding panoramic views of sea and the coast of France, radiators, door to:

## **EN-SUITE SHOWER ROOM**

Door to large walk-in shower enclosure with generous rain head shower, close coupled WC, wash basin on wood block worktop with mixer tap and illuminated mirror above, tiled floor, tiled walls, recessed lighting, extractor fan, heated ladder rack towel rail.

## **BEDROOM**

Deep moulded cornice, bay with double glazed sash windows to rear commanding panoramic views of the sea, to the coast of France and to the town of Folkestone, double glazed sash window to side overlooking the cliffs, towards Folkestone, radiators, door to:

## **EN-SUITE SHOWER ROOM**

Walk-in shower enclosure fitted with thermostatically controlled rain-head shower, pedestal wash basin with mixer tap and illuminated circular mirror above, close couple WC, tiled floor, tiled walls, recessed lighting, extractor fan, heated ladder rack towel rail.

## **BEDROOM**

Deep moulded cornice, decorative ceiling rose, double glazed sash window to side overlooking the grounds and towards Dover castle in the distance with sea views to the right, radiator.

## **BATHROOM**

Freestanding twin ended slipper bath with mixer tap, low-level WC, pedestal wash basin, deep moulded cornice, decorative ceiling rose, tiled floor, double glaze sash window to front enjoy views over the adjacent fields, heated towel rail.



## **THE APARTMENT**

### **ENTRANCE HALL**

Polished floorboards, recessed lighting, radiator, doors to bedroom, shower room and storeroom, open plan to:

### **OPEN PLAN KITCHEN/DINING/LIVING SPACE**

A generous space arranged in three defined sections and united by polished timber floorboards throughout, the central section being the dining area with recessed lighting, door to utility room, open plan to the kitchen to the front and to the living space to the rear with provision for wall mounted TV, recessed lighting, bay with three double glazed sash windows to rear, radiator. The kitchen area being well fitted with a comprehensive range of base cupboard and drawer units in a contemporary finish incorporating Integrated dishwasher, deep pan drawers, square edged worktops inset with five burner AEG induction hob and one and a half bowl stainless steel sink and drainer unit with mixer tap, coordinating wall cupboards, integrated eyelevel AEG oven and combi microwave oven, integrated fridge and freezer with pull-out larder cupboard, recessed lighting, opaque double glazed window to front, radiator.

### **UTILITY ROOM**

Provision for washing machine, floor standing pressurised hot water cylinder, electric boiler.

### **BEDROOM**

Polished timber floorboards, range of built-in wardrobe cupboards with flights of drawers, two double glazed windows to front, recessed lighting, radiators.

### **SHOWER ROOM**

Well fitted with a contemporary suite comprising walk-in tiled shower enclosure with thermostatically controlled rain head shower, wall hung WC with concealed cistern, wall hung vanity unit with contemporary wash basin with mixer tap and mirrored vanity cupboard above, tiled floor, tiled walls, recessed lighting, extractor fan, heated ladder rack towel rail.



## THE GROUNDS

Abbots Cliff House is set in circa 2.5 acres of grounds and is approached via a sweeping gravelled driveway which winds through the gardens which are laid extensively to lawn and leads between a pair of stone piers with spherical finials to a generous gravelled parking and turning area where there is a semi sunken **GARAGE**. A flight of steps flanked by pair of stone urns leads to the main entrance to the property and a secondary entrance to the side leads to the flat below.

The lawns continue across the rear of the property where there is a decked terrace accessed from the drawing room beyond which the lawn is edged by painted stone balustrade and leads to a further split level decked and illuminated terrace, the perfect vantage point from which to enjoy the views from the generous eight seater **HOT TUB** which is included in the sale.

To the eastern side of the land is a beautifully restored **AIRSTREAM CARAVAN** equipped with a functioning kitchen and a cosy woodburning stove. There is a large terrace before the airstream and a contemporary **SHOWER ROOM** nearby. The piece de resistance is the alfresco entertaining area which comprises a large decked terrace with purpose built outdoor kitchen and benches, a magnificent vantage point from which to marvel at the awe inspiring views.

## EPC Rating Band E

## VIEWING

Strictly by appointment with **LAWRENCE & CO, 01303 266022**.



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