

AUCOOT



ADDRESS

Ellington Road, Ramsgate CT11

PRICE

£650,000

DESIGNER

INFORMATION

Located near the coast in Ramsgate, Kent, this four-bedroom, three-story Victorian semi-detached house has been beautifully reimagined and updated by its current owners. It is ideally positioned on one of Ramsgate's most sought-after streets, just a stone's throw from the picturesque Ellington Park.

The current owners (a creative couple from the design and interior industries) have meticulously restored the home to bring out its original character. Every detail has been carefully considered, and local craftsmanship has breathed new life into the original features, from restoring the cornicing and woodwork to transforming the fireplaces into beautiful centrepieces.

The design approach features a neutral palette for the interiors, incorporating organic, earthy tones and textures. This includes the use of Bauwerk limewash, Detale CPH clay textured paint, and Coat Paint to achieve a harmonious and natural aesthetic.

Upon entering, a beautifully restored Victorian front door opens into a high-ceilinged hallway. This space has been carefully restored, showcasing all its original features, including an ornate chandelier and a large sunflower ceiling rose, adding to the grandeur of the entrance.

The main reception room has high ceilings, bay windows with shutters, and natural plaster finishes complemented by parquet oak flooring. The centrepiece of this room is a striking pink marble fireplace. There is a blend of built-in storage on either side of the chimney breast, featuring shelves, a log store, a cupboard, and a child's chest. Two large sunflower ceiling roses with black Abigail Ahern fittings complete the space.

The soft colour palette continues into the kitchen, where olive green soft-close units have been matched with a Siena Gold Quatz worktop. Samsung smart appliances offer convenience and state-of-the-art functionality. Next to the kitchen is a family room with built-in bench seating with a fluted wall feature, well-hidden storage and a picture window which provides symmetrical views out to the rear garden. There is also direct access to a well thought out utility/boot room.

The four bedrooms are evenly split over the first and second floors. The bright and spacious principal bedroom is well-lit via three large windows and has Bauwerk limewash walls, feature ceiling lighting, painted wooden floors and built-in cupboards.

The calming bathroom at the rear of the house has been designed to make the most of the vast amount of natural light that projects through the vaulted ceiling skylights. There is a centralised freestanding bath and a separate frameless shower.

The large south-facing garden has been



designed around a raised larch timber sundeck at the back, while a spacious gravelled area flows from the rear of the house, which has also been clad in sustainable larch panelling.

LEASE LENGTH

N/A

SERVICE CHARGE

N/A

EPC

=D



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Approximate Area = 1831 sq ft / 170.1 sq m

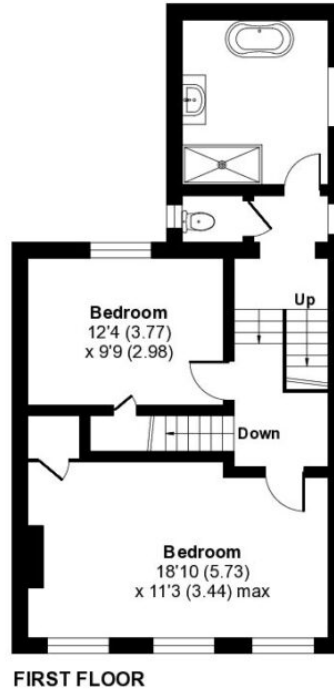
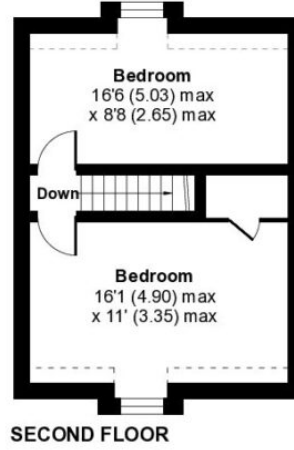
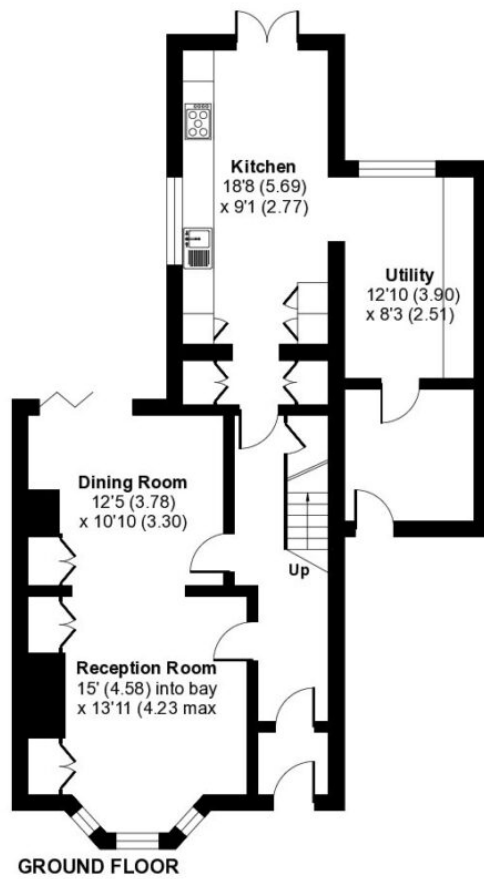
Limited Use Area(s) = 25 sq ft / 2.3 sq m

Total = 1856 sq ft / 172.4 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (PMS2 Residential). ©nitchecom 2024. Produced for Aucoot. REF:1131141

