

THE MODERN HOUSE



*Broadstairs, Kent
Sold*

Hydra

Nestled among mature trees on the coveted North Foreland Estate in Broadstairs, this beautiful plot of land offers a rare opportunity to build a large contemporary home on the Kent coast. Planning permission has been granted for a 4,500 sq ft five-bedroom home with expansive sea views, which will have a triple garage, a sea-facing swimming pool and large southwesterly-facing gardens.

Full details of the current planning permission can be found [here](#). Massing has been granted for the build and permission for the house pictured is under review. The proposed plans have been drawn up under the watchful eye of TG Designer homes, who could act as project managers for the build, if desired. Proposed build costs available on request.

The Tour

The North Foreland Estate is privately owned and gated, with well-maintained gardens and quiet residential roads. This coveted plot is positioned at the far edge of the estate, much of which has been recently developed to create an exciting new community within easy reach of Broadstairs' charming town centre and the beautiful local beaches.

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The plan for the new house has been conceived to capitalise on the exceptional sea views, with the main open-plan living spaces and gardens positioned on the south-facing side of the plot. The proposed layout offers excellent privacy from the road, fronted by a paved driveway that leads to a huge triple-car garage. From here, the proposed façade is at its most angular and striking, with a section of glass connecting the two parts of the home.

Entry will be gained from a paved pathway to the right of the house. A large hallway will lie at the centre of the plan, with a snug positioned on the left and a home gym/office straight ahead. Sliding doors will open from here directly to the gardens. The house has been carefully conceived to cater for family life, with thoughtful proposed details such as a large utility room and pantry included in the plan.

The right-hand side of the plan has been designed to hold impressive living and dining spaces, where huge picture windows will frame the patio, gardens and sea beyond. The design has been planned to draw light in from every angle while maintaining a sense of privacy in each space.

Upstairs, the house will have five large bedrooms, divided into two sections via a central hallway. This the front of the house will be arranged as a generous main suite with a dressing room and bathroom. Adjacent is a fifth bedroom with a large storage area, which will have far-reaching sea views and would also make an excellent home office. On the other side of the plan will be three bedrooms, each with a smaller en suite shower room and dressing room or linen cupboard.

Outdoor Space

The proposed house will lie to one end of the plot, allowing for large gardens on the sea-facing south-westerly side. The current plans include a large patio, which will extend seamlessly from the living spaces. A set of poured concrete steps will descend to a swimming pool that overlooks the gently sloping gardens.

This house is positioned for the best of the local beaches. It is an easy walk to the sands at Joss Bay, which has a surf and paddleboard school, and a 25-minute walk into town and the harbour with its sailing school and the family-friendly beach at Viking Bay.

The Area

The rich cultural heritage of Broadstairs has been drawing people to the Kent coastline for many years. It was an important fishing port in the 1700s and continues to wear its smugglers' past on its sleeve; the coastline remains honeycombed with caves and tunnels around nearby Botany and Kingsgate bays. Broadstairs is also renowned as the site of Bleak House, a prominent residence on the cliff overlooking Viking Bay. Charles Dickens used to holiday at the house and wrote David Copperfield here.

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*South-East England
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In recent years, Broadstairs has enjoyed a palpable resurgence and is now home to a thriving community of independent shops and restaurants including seafood specialist Wyatt & Jones and The Funicular Coffee Shop, which is built into the old ticket office of a long-decommissioned clifftop funicular. The old town itself remains a haven of antique shops, cafes and traditional Kentish pubs. Morelli's ice-cream parlour is a wonderfully over-the-top establishment on the seafront.

Nearby Margate is experiencing an extraordinary period of change; an influx of young creatives have been setting up in the town including Liddicoat & Goldhill, the architects behind Maker's House and the internationally renowned Turner Contemporary art gallery, as well as the recently-restored Dreamland. These businesses and many more like them have helped to create a thriving art, food and music scene. Much-loved Whitstable and Ramsgate are also within easy reach, as is historic Canterbury.

Broadstairs has a mainline railway station providing services to London St Pancras in approximately one hour and 20 minutes, and there are good road links to London and the rest of Kent via the motorway network. There is easy access to the Eurostar at nearby Folkestone.

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.