

THE MODERN HOUSE



Kingsdown Beach, Kent
Sold

Cliffe Road

Occupying a wonderful coastal location and beautifully renovated by Atelier Alicart, this home is a short stroll from Kingsdown Beach. The house unfolds over two exquisite levels; it has three bedrooms and a private walled garden providing a sociable outside space. The handsome Victorian façades have been meticulously restored and give way to a set of bespoke interior spaces, offering a perfectly considered and sophisticated modern way of living.

The Tour

Approached via a quiet lane, a low flint wall borders the house. Originally built as a reading room for local fishermen and a schoolroom for the local parish, the character of this home's 19th-century façades are artfully woven with elegant modern detailing; honey-coloured brick quoins encase flint walling, gently curved arches sit atop finely crafted doors and windows and scalloped barge boards add decorative touches.

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A pair of blackened metal gates open to a short path bisecting the swathes of billowing verdure and corten planters wrapping the perimeter. Half-glazed double doors lead to a small entrance porch, a handy place for boots and coats. An inner door coloured a striking burnt orange hints at the contemporary design beyond.

The rooms on the ground floor flow effortlessly, harmoniously and creatively, weaving together contrasting materials, textures, colours and finishes. The result is a series of highly engaging spaces, places to gather and be sociable, and areas to retreat, reflecting the punctilious precision that epitomises this house.



A lofty pitched roof sits over the main living and dining area, creating a sense of openness and volume. Painted V-grooved boarding lines the walls, original pine boards run underfoot, and a large open fireplace with a wood-burning stove offers a natural centre point to the room. This wonderful space is bathed in natural light care of windows overlooking the sandy track to the beach, glazed double doors opening to the private courtyard, roof lights sitting overhead, and a fixed pane of stained glass high in the gable.

In the kitchen, concrete work surfaces sit atop cabinetry fronted with colourful wooden boards. This is a beautifully conceived space for relaxed entertaining and skillfully marries form and function with a playful use of tactile materials.



Lying adjacent is the snug. Replete with walls of handcrafted cupboards and shelving and another fireplace, this is a perfect reading spot. The current owners also use this space as a third bedroom. A parliament hinged double door opens to the linking rear hallway, where a wall of glazed openings leads directly to the garden.

Utility facilities are neatly concealed behind a wall of cupboards in the beautifully detailed shower room that completes the ground floor layout.

A skylight invites a wonderful quality of daylight over the stairs, bound by a full-height web of corten.

Positioned on the first floor and elevating to the roof pitch are two double bedrooms. The main bedroom is beautifully light and has an open fire and a far-reaching view extending over Kingsdown Beach. Sliding mirrored barn doors open to an en suite shower room, full of textured finishes and immaculate, creative detailing. The second bedroom has a wall of exposed brickwork and another luxurious bathroom, replete with a palette of contemporary materials.

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Outdoor Space

Entered from the living area and rear hall and with additional side access from the beach track, the courtyard garden is exceptionally private and spacious. A brick patio leads to beautiful coastal planting and shrubs set amid shingled walkways. These lead to a paved terrace and trellised seating area wrapped in flowering climbers; the perfect spot for alfresco dining in warmer months.

To one side of the house is a discrete and secure shed with ample storage for bicycles, beach paraphernalia and gardening equipment.

The Area

Kingsdown is wonderfully located, bounded by coast and countryside. The house is an easy stroll to the secluded beachfront, where long coastal and clifftop walks are readily accessible. Turning inland, miles of rural exploring await; an excellent pub lunch can be had at The Lantern in Martin Mill, while The Zetland Arms, steps away from the house, is a perfect spot for an evening's beer. For wonderful delicatessen and meat, there is The Ox Tale butchers.

Deal is a three-mile cycle ride, with Walmer enroute. Hut 55 coffee shop is passed en route, offering coffees and tasty treats, and has morning yoga and delicious takeaway picnics in the summer. The high street has many independent antique, clothes, and homewares stores. Of particular note is the ever-popular lifestyle and homewares emporium The Green and Found, providing creative spaces for local craftspeople to work and offers workshops, talks, and events.

The Rose Hotel is known for its excellent bar and restaurant, as is the Frog & Scot. Arno & Co is a renowned grocer and Merchant of Relish, a favoured deli. The Black Pig butchers and Jenkins & Sons fishmongers are also both noteworthy. There is a fantastic Saturday farmers' market selling local produce.

Sandwich, Dover and Canterbury are all easily accessed by car via the A2 and A258. High-speed trains run from Walmer to London St Pancras in approximately 80 minutes, with alternative direct trains to London Charing Cross and London Bridge. Access to the continent is also excellent via the Port of Dover, the Channel Tunnel at Folkestone and Eurostar from Ashford International.

Council Tax Band: E

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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”.