

THE MODERN HOUSE



Romney Marsh, Kent
Sold

Dungeness Road II

Please note that we are unaware of any lenders providing mortgages for this type of house at the present time.

Set within a vast expanse of shingle, with uninterrupted views across the horizon, is this beautiful three-bedroom house in Dungeness, Kent. Renovated in harmony with the home's coastal position, the neutral palette used throughout was purposefully intended to create a seamless interaction with the surrounding landscape. A large west-facing stepped garden lies at the rear, blending into the surrounding landscape, which is filled with a variety of native flora and fauna (including sea cabbages) indigenous to Dungeness's 468-acre nature reserve, which is a Site of Special Scientific Interest (SSSI).

The Tour

Likely built during the 1980s, the design of the house emulates the adjacent train carriages, which were renovated from rolling stock into residential homes in the 1920s after the local rail line was discontinued.

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Entry to the house is at the back, through a glass-enclosed lobby with a comfortable built-in seating area. This opens into a bright, open kitchen with views across the rear garden. Dark grey flooring and work surfaces contrast with the whitewashed ceilings, cabinetry and tongue and groove walls, which flow throughout. A useful pantry and laundry area with an adjoining shower room lies adjacent.

The living area sits at the centre, with clear views through both aspects of the house. A wood burner and cast-iron radiators at one end provide extra warmth in the cooler months. Internal windows have been cleverly added to allow plenty of natural light to permeate. A sunroom traverses the length of the house and is an ideal place to sit and watch the weather roll off the Channel and across the beach. Floor-to-ceiling bi-fold doors slide open to create a seamless transition between indoors and out and frame Dungeness's vast skies and ever-changing views of nature.

The house has three bedrooms: two of which sit at the front of the plan with far-reaching uninterrupted views of the beach. The walls in the rear double bedroom have been sensitively lime washed, adding a tranquil atmosphere to the space. It has fitted wardrobes and an enclosed reading nook that doubles as an additional bed. There is also a second bathroom with a step-in shower.

Adjacent to the house lies a separate studio or second living space with views towards the lighthouse opposite. Exposed wooden beams overhead add a dash of warmth to the overall palette, as do the stripped-back floorboards. Dual aspect, this room is bathed in natural light throughout the day and is thus the perfect area to read, work or create. At the rear lies a separate room for storage.

A loft space is also accessible via the front bedroom with additional storage.

Outdoor Space

A large west-facing garden demised to the house unfolds at the rear, which seamlessly flows into the surrounding wilderness of Dungeness, filled with wild grasses and gauze bushes. From the entrance lies an elevated patio area with plenty of space for a table and chairs, while a shingled section lies just beyond. As a nature reserve, the landscape is home to various wildlife, including stoats, Marsh harriers and Bearded tits.

The Area

Dungeness' striking landscape has garnered it the title of Britain's only desert. Its beautiful scenery has attracted a flourishing artist and architectural community. The beach is within such close proximity that occasionally, a sail can be spotted bobbing along the horizon from the house's sunroom.

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There are two pubs on the peninsula, one at either end of the Estate's road, as well as a fish hut and famous 'Snack Shack' selling freshly-caught fish and crab rolls. Nearby New Romney has a Sainsbury's and a useful high street. The picturesque town of Rye, a fit futher away, has some excellent independent shops and good places to eat and drink, including The George, The Standard Inn and Knoops Chocolate.

Derek Jarman's former home, Prospect Cottage, is within walking distance. Recently protected by The Arts Fund, its garden is famous for its wildflowers, sculptures made from beach-found objects and saltwater-loving flora. In nearby Hastings, The Jerwood Gallery has a world-class collection of artworks, including works by L. S. Lowry and Stanley Spencer.

Dungeness is around 75 miles from central London (approximately 90 minutes from Greenwich). It lies around 20 miles from Ashford International, which is itself only a 38-minute journey to King's Cross St Pancras. It's also a 20-minute taxi ride (or a slightly longer bus journey) from Rye station, which runs trains to King's Cross via Ashford in just over an hour.

The Dungeness Estate is an SSSI and thus covered by planning restrictions designed to protect its unique ecology for generations to come. Many buildings on the beach have been modified or demolished and replaced – but always in close collaboration with the local planning department.

Council Tax Band: A

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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”.