



**Tothill Street, Minster, Ramsgate, CT12 4AG**

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# Tothill Street

Minster, Ramsgate, CT12 4AG

**Guide Price £500,000**

**Freehold**

Rose Cottage is a stunning Grade II listed period home, full of historic character yet thoughtfully modernised to provide comfortable, family-friendly accommodation in the heart of Minster. Believed to date from the seventeenth century or earlier, the property retains a wealth of period features including exposed ceiling beams, feature inglenook fireplaces, solid internal wooden doors and leaded casement windows, all of which have been carefully preserved while integrating modern conveniences. Sold chain free, the home presents a rare opportunity to acquire a unique historic property in a highly sought-after village setting, with excellent access to the neighbouring towns and villages of Thanet.

The ground floor accommodation begins with an impressive dining room, featuring a inglenook fireplace with a contemporary wood burner and elegant ceiling beams, alongside access to the stairwell leading to the upper level. A separate living room also boasts a feature fireplace and modern log-burning stove, creating a warm and inviting space for both relaxing and entertaining. The kitchen has been sympathetically updated with a shaker-style fitted kitchen and solid oak block work surfaces, with the former fireplace now housing a gas and electric range cooker. Completing the ground floor are a utility/laundry room and a convenient WC, providing practical family living space.

On the first floor, a central landing leads to four generous bedrooms, several of which feature fitted wardrobes and storage. The principal bedroom benefits from a private gallery landing, a unique feature that can also be used for additional storage. A modern three-piece family bathroom has been carefully integrated, ensuring contemporary functionality while maintaining the character of the property.

Externally, Rose Cottage is approached via off-street parking and a tandem-style garage accessed through Rose Gardens, offering both convenience and secure storage. The substantial private garden at the front is mainly laid to lawn and enjoys a sunny aspect, with multiple outbuildings including a timber summer house and a glazed panel greenhouse, as well as landscaped patios and seating areas, providing versatile outdoor living options. The log-store has the potential to be converted into a home office. Additionally, the property includes a cellar beneath the dining room, accessed via a floor hatch, ideal for general storage. Combining historic charm, period character, and modern family living, Rose Cottage is a truly exceptional and unique offering in this highly desirable village location.



The accommodation is as follows:  
(NB: all measurements are an approximate guide only).

**Lower Ground Floor**

Cellar 3.24 x 4.52

**Ground Floor**

Dining Room 4.48 x 5.37

Living Room 4.39 x 5.86

Kitchen 3.95 x 4.59

Utility Room 1.79 x 2.89

WC

**First Floor**

Landing

Bedroom 1 3.36 x 5.21

Bedroom 2 3.47 x 3.65

Bedroom 3 2.54 x 4.56

Bedroom 4 2.38 x 4.04

Bathroom

**External**

Garage 2.84 x 7.65

Summer House 2.79 x 2.79

Green House 2.45 x 2.68



**Services:** (Mains) Water, Gas, Electricity & Drainage.

**Council Tax:** Band E (Thanet District Council)

**Agents' Notes:** This property is Grade II Listed. List entry no. 1266885.

**Viewing by appointment only:** Finn's Sandwich  
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# Tothill Street, Minster

Approximate Gross Internal Area = 148.05 sq m / 1593.60 sq ft

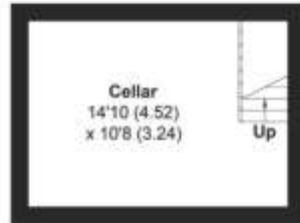
Garage = 21.73 sq m / 233.90 sq ft

Outbuilding = 27.85 sq m / 299.77 sq ft

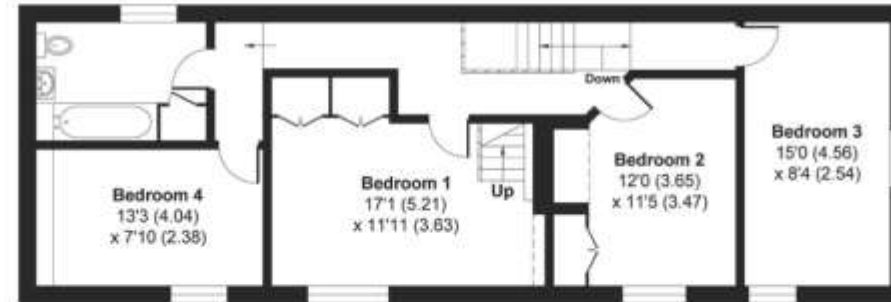
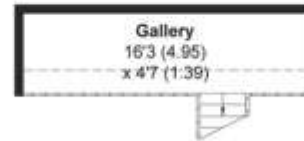
Cellar = 14.64 sq m / 157.58 sq ft

Total = 212.27 sq m / 2284.85 sq ft

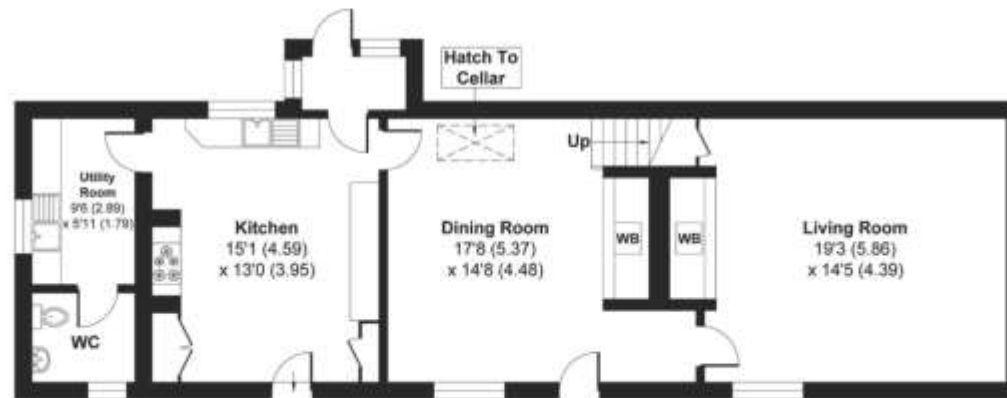
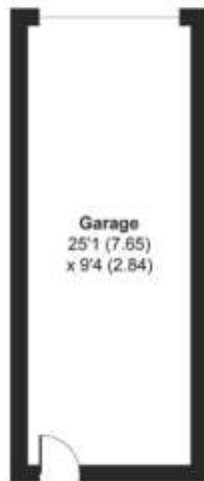
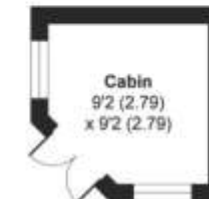
For identification only - Not to scale



CELLAR



FIRST FLOOR



GROUND FLOOR



OUTBUILDINGS

**Agent's Note:** Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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