



Conquest House

Palace Street, Canterbury, Kent

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A unique opportunity to acquire an historic Grade II* listed city property steeped in intrigue.

Located in the heart of the city and believed to date from the early years of the Norman Conquest, this imposing timber-framed property offers fascinating period detailing and characterful accommodation arranged over four levels, including a Norman undercroft. The property is mixed-use, with a retail shopfront and undercroft. The majority of the accommodation is residential.



3 RECEPTION ROOMS



2 BEDROOMS



1 BATHROOM



RESIDENT PERMIT



WALLED GARDEN



MIXED USE



CITY



2,496 SQ FT



**GUIDE PRICE
£750,000**



The property

Conquest House is a significant and historic property with a collection of notable rooms.

Period characteristics are revealed in its handsome façade of ancient timber-framing with plaster infills, mullioned windows, and moulded spandrels. Inside, retained details include timber panelling and partitions, inscribed walls, rustic timber doors and flooring, and charming heritage fireplaces.

It is believed that in 1170 the four knights De Tracy, De Moreville, Fitzurse and Le Breton met at the house to plot the infamous murder of Thomas Becket.

The reception hall is located to one side, with double doors opening to the retail area, which features a large bay display window overlooking the street. Steps lead down to the ambient Norman undercroft with stone flooring and flint walls, and a door to the rear courtyard.

The sitting room provides a sense of drama with a brick fireplace and views up to the exposed rafters of the vaulted ceiling.

On the first floor old meets new, with a contemporary fitted kitchen in pastel colour-tone, wooden work surfaces and a Belfast sink; this space is adjoined by a sociable dining area.

Steps rise to the adjacent vaulted drawing room where high-level and skylight windows allow natural light to flood in. Two split zones have galleried viewpoints to the floor below.

The bedroom quarters occupy a tucked-away setting at the top of the house and comprise two bedrooms alongside a modern shower room all set off a bright, wide landing with fireplace. There are cloakrooms at basement level and on the first floor landing.









Outside

The house sits amidst the architecturally picturesque street scene of Palace Street, where stunning period properties line the roadway in the heart of the city.

The frontage of Conquest House joins the pavement walkway, whilst an enclosed, walled, rear garden provides a secluded spot away from everyday bustle.

Paved terracing offers several levels where garden seating can be set up to enjoy the outdoor environment, with steps to reach the rising stages. A number of specimen and majestic mature trees elevate the visual appeal of the garden, with the walled surround ensuring a sense of privacy and shelter.

Location

Conquest House is superbly situated within the conservation area and inside the historic city walls with immediate access to Canterbury's wealth of cultural and leisure amenities, including the Marlowe Theatre, several bars and restaurants, shopping centre and many individual shops. Excellent schooling in both the private and state sectors is on offer in the nearby vicinity, with the King's School in close proximity.

Communication links are well-provided with the nearby A2 giving direct access to the motorway network, linking the M2 and M20. The city also offers a High-Speed commute from Canterbury West station into London, together with services to London Bridge, Victoria and Charing Cross. The area has good access to the Continent via Eurotunnel and the Port of Dover.

Opportunities for outdoor activities such as walking, cycling and horse riding are available nearby on the Kent Downs (AONB), which is renowned for its stunning landscape.



Distances

- Whitstable 7 miles
- Faversham 9.9 miles
- Ashford 15 miles
- Port of Dover 16.3 miles
- Eurtotunnel 20 miles

Nearby Stations

- Canterbury West
- Canterbury East

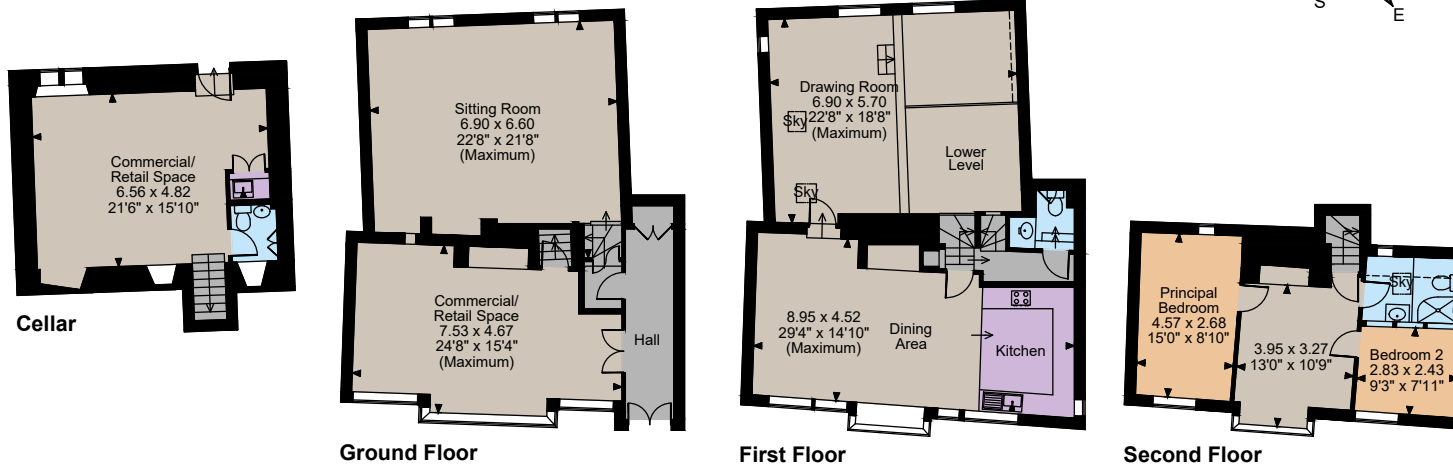
Key Locations

- Canterbury Cathedral
- Marlowe Theatre
- Blean Woods National Nature reserve
- Howletts Wild Animal Park
- Kent Downs AONB

Nearby Schools

- The King's school
- St Edmund's school
- Simon Langton Grammar schools





The position & size of doors, windows, appliances and other features are approximate only.
 □□□ Denotes restricted head height
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Floorplans

Main House internal area 2,496 sq ft (232 sq m)
 Total internal area 2,496 sq ft (232 sq m)
 For identification purposes only.

Directions

CT1 2DZ

///what3words:mental.plays.hills - brings you to the property frontage

General

Local Authority: Canterbury City Council

Services: All mains services; gas heating

Mobile coverage/broadband: Information can be found here <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Council Tax: The Flat - Band A

EPC Rating: D

Tenure: Freehold.

Agent's Notes: Canterbury City Council planning ref: CA/23/00775 allowed for a new arrangement of the accommodation for residential use at first floor-level.

The vendor's solicitor has advised that they are in the process of removing the underlying redundant lease from the Land Registry title.

Planning: Prospective purchasers should make their own enquiries of Canterbury City Council

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

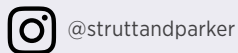
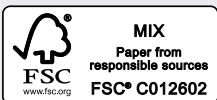
Canterbury

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