



GUILDCREST ESTATES



Brenan House, 21 Vale Square, Ramsgate CT11 9DF



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9DF

Offers in excess of £865,000

Brenan House, 21 Vale Square, Ramsgate is an impressive Grade II listed Georgian property and former care home, offering substantial and versatile accommodation arranged over multiple floors within a sought-after conservation area. Extending to approximately 6,200 sq ft, the property comprises of 12 bedrooms, lift access across the principal floors, 2 large reception rooms, and a range of en-suites and a separate bathroom. Many of the facilities are designed with accessibility in mind, including wheelchair-accessible showers and bath, making the property well-suited for continued care (currently classified C2 usage), conversion into apartments, a boutique hotel/guest house, or an impressive family home (subject to change of use). The possibilities are endless with Brenan House.

The basement houses a fully equipped commercial kitchen which received a 5-star Food Hygiene rating, alongside a pantry, two additional storerooms, and a laundry room fitted with 2 industrial washing machines and dryer.

The lower ground floor features two spacious ensuite bedrooms, 3 separate WC's, and a comfortable lounge with a serving station, leading through to a bright conservatory housing the dining room, which overlooks the gardens. This level also includes access to a





clinical treatment room / hairdressing area for residents.

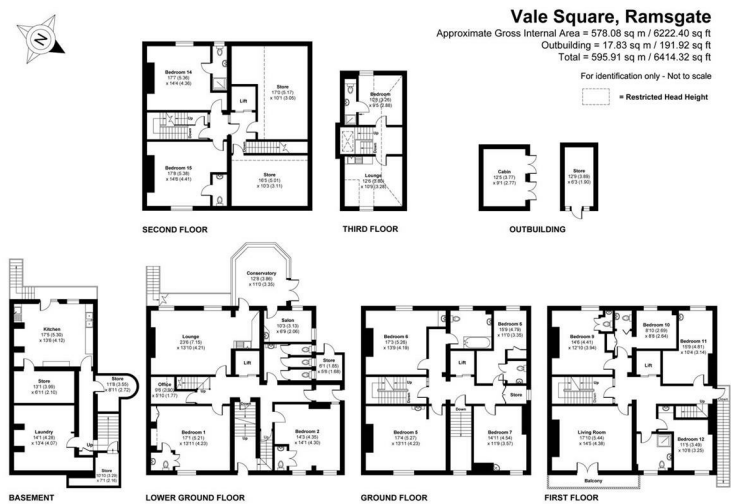
Across the ground, first, and second floors are ten further bedrooms, an additional lounge with Victorian casement doors opening onto a balcony, with views across the communal gardens of Vale Square and of Christ Church. The top floor offers a self-contained apartment, comprising of a bedroom with an en-suite and an open-plan lounge/kitchen.

Externally, the property benefits from a well-maintained rear garden and an outbuilding with power, which is currently used as an office and an additional storage area.



Key Features

- Investment opportunity - Former care home, now closed with C2 usage in place
- Could also be converted into apartments, a boutique hotel, guest house or a Grand private residence, subject to planning
- 6 ensuite bedrooms, one bathroom, two shower rooms and a wet room
- Reception rooms and office spaces offering flexible use
- Lift access from the lower ground floor to the second floor, ideal for disabled accessibility requirements
- Nurse call system, Emergency Lighting and Fire Safety Equipment in place
- Located within a conservation area, adjacent to Vale Square Gardens and Christ Church
- Ramsgate Royal Harbour and Clifftop walks on the Royal Esplanade close by
- Ramsgate Train close by with fast trains into London taking approximately 1 hour 12 mins



Important Information

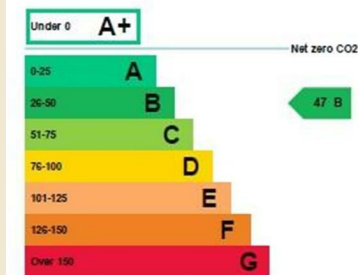
Freehold
 House - Semi-Detached
 6222.40 sq ft
 Council Tax Band G
 EPC Rating B

£865,000



Energy rating and score

This property's energy rating is B.



1 The Laurels, Manston Business Park, Ramsgate, Kent CT12 5NQ

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