



Guston House, Dover Road, Guston  
Asking Price: £595,000

# Guston House, Dover Road

## Guston

Guston House, Dover – Substantial Detached Property with Development & Care Potential

An exceptional and versatile detached residence situated in the sought-after village of Guston, on the outskirts of Dover.

Formerly operated as a successful guest house, Guston House is now arranged as a spacious residential home extending to approximately 2,500 sq ft, offering substantial and flexible accommodation suited to a variety of uses (subject to any necessary consents).

### The Property:

The main house provides generous internal space with multiple bedrooms and reception areas, making it ideally suited for:

- Care home use
- Foster or supported living accommodation
- Assisted living provision
- Multi-generational living
- Reinstatement as a guest house
- Conversion into two residential dwellings (STPP)

The layout lends itself particularly well to continued commercial or semi-commercial use, while also offering strong potential for redevelopment or reconfiguration.





There is also an added benefit of 16 owned solar panels on the house, as well as a PodPoint car charger, adding electrical and cost benefits for any occupier.

#### Outside Space & Parking:

The property benefits from a private garden, providing valuable outdoor amenity space for residents or guests. To the front and side, there is ample off-street parking for approximately 10 vehicles, a significant advantage for any care, hospitality or multi-occupancy use.

#### Annex Accommodation:

In addition to the main residence, the property includes a two-bedroom attached annex, offering independent living space ideal for staff accommodation, extended family, rental income, or further supported living provision.

#### Location:

Positioned in the desirable village setting of Guston, the property enjoys a semi-rural feel while remaining conveniently close to the amenities, transport links and facilities of Dover. The area provides excellent access to major road networks and mainline rail services.

A rare opportunity to acquire a substantial and adaptable property with significant residential and commercial potential in a well-connected Kent location.



- Former B&B/Guesthouse
- Idyllic Location
- Separate 2-bedroom Annex
- EPC: B
- 16 Solar Panels
- 10 Parking Spaces
- Numerous Opportunities
- 2,500sqft
- PodPoint Car Charger



**All Measurements – Meters**

**Lounge**

*6.94 x 3.54*

**Dining Room**

*4.00 x 3.92*

**Kitchen**

*5.93 x 3.62*

**Living Room**

*4.94 x 4.89*

**Utility Room**

*4.94 x 2.47*

**Downstairs WC**

**Bedroom One (W/ Ensuite)**

*5.72 x 3.60*

**Bedroom Two (W/ Ensuite)**

*3.98 x 3.92*

**Bedroom Three**

*3.87 x 3.62*

**Bedroom Four**

*4.84 x 2.57*

**Bedroom Five**

*4.82 x 2.57*

**Bathroom**

**Bathroom**





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