# World’s oldest bungalow in Birchington hits market with 37% price cut after four years unsold



The world’s oldest bungalow, located in Birchington, Kent, is currently on the market for £1.25 million, having seen a staggering price reduction from £2 million since it was first listed in 2021. Built during Queen Victoria's reign in the 1870s, this six-bedroom residence has languished on the market for four years, despite its remarkable historical significance and stunning coastal views. Originally, the property was priced at £2.5 million, but interest has waned, prompting the current listing.

This unique home holds the distinction of being the only remaining example of John Taylor's pioneering bungalows, designed between 1869 and 1870 in Westgate-on-Sea, a nearby town. Taylor, an architect renowned for his work with the London, Chatham and Dover Railway, played a crucial role in introducing the bungalow style to British architecture. The term itself, derived from 'bungalow,' a style of house from the Bengal region of India, reflects the cross-cultural inspirations that shaped early British homes.

Over 130 years later, the bungalow's historical importance continues to captivate, particularly due to its Grade II listing, which was awarded in June 1986. Historic England describes it as the oldest genuine bungalow in the UK, a sentiment echoed by local heritage groups. Esteemed Victorian doctor Erasmus Wilson, who was among the first owners, championed the bungalow concept for its novel, sanitary qualities, claiming, “They are novel, quaint, pretty and perfect as to sanitary qualities. The best sanitary home for a family is a bungalow.” His endorsement significantly influenced the popularity of bungalows among the British elite, making the property a noteworthy piece of architectural history.

Situated precariously on a cliff edge, the bungalow offers panoramic sea views and features an array of amenities designed for comfort and entertaining. It includes a spacious 'Manston' bar room, a grand hallway nearly 60 feet long, a fitted kitchen equipped with an Aga, and direct access to the promenade below via a staircase in the garden. This outdoor area opens up opportunities for leisurely walks along the seafront, allowing residents to traverse the picturesque coastline from Birchington to nearby Margate.

Estate agent Ben Williams has commented on the bungalow's value, stating that while it originally attracted little interest due to its high asking price, the current listing opens an enticing opportunity for potential buyers. He remarked on its uniqueness and potential appeal to buyers who value historical significance. The property not only serves as a family home but could also accommodate multiple generations, making it particularly attractive for larger families.

Despite the challenges of a difficult property market, which has affected interest levels, Williams notes that the bungalow's size and historical merit set it apart from many new constructions, which he described as “absolute rubbish” compared to this historic dwelling. He believes that while many modern homes will not endure the test of time, this bungalow is a living piece of history that is likely to remain for generations to come.

As the search for a buyer continues, it remains clear that this iconic home, steeped in history and character, offers not just a residence but a connection to the past—a chance to own a piece of architectural heritage in an era where such opportunities are increasingly rare.

## Reference Map:

* Paragraph 1 – [[1]](https://www.dailymail.co.uk/news/article-14743283/Worlds-oldest-bungalow-2million-price-slashed-languishing-market-FOUR-years-six-bed-home-does-boast-stunning-sea-views.html?ns_mchannel=rss&ns_campaign=1490&ito=1490), [[3]](https://www.kentonline.co.uk/news/kent-homes-news/for-sale-the-oldest-bungalow-in-the-world-a-snip-at-2m-259753/)
* Paragraph 2 – [[2]](https://heritagecalling.com/2017/02/24/the-first-british-bungalow/), [[4]](https://birchingtonheritage.org.uk/search/HISTORY%20OF%20BIRCHINGTON%20-%20Dot.htm), [[5]](https://historicengland.org.uk/listing/the-list/list-entry/1241784)
* Paragraph 3 – [[6]](https://britishlistedbuildings.co.uk/101260357-fair-outlook-birchington), [[7]](https://www.bbc.co.uk/kent/content/articles/2009/03/17/birchington_bungalow_feature.shtml)
* Paragraph 4 – [[1]](https://www.dailymail.co.uk/news/article-14743283/Worlds-oldest-bungalow-2million-price-slashed-languishing-market-FOUR-years-six-bed-home-does-boast-stunning-sea-views.html?ns_mchannel=rss&ns_campaign=1490&ito=1490), [[3]](https://www.kentonline.co.uk/news/kent-homes-news/for-sale-the-oldest-bungalow-in-the-world-a-snip-at-2m-259753/), [[4]](https://birchingtonheritage.org.uk/search/HISTORY%20OF%20BIRCHINGTON%20-%20Dot.htm)
* Paragraph 5 – [[1]](https://www.dailymail.co.uk/news/article-14743283/Worlds-oldest-bungalow-2million-price-slashed-languishing-market-FOUR-years-six-bed-home-does-boast-stunning-sea-views.html?ns_mchannel=rss&ns_campaign=1490&ito=1490), [[2]](https://heritagecalling.com/2017/02/24/the-first-british-bungalow/), [[5]](https://historicengland.org.uk/listing/the-list/list-entry/1241784)
* Paragraph 6 – [[3]](https://www.kentonline.co.uk/news/kent-homes-news/for-sale-the-oldest-bungalow-in-the-world-a-snip-at-2m-259753/), [[6]](https://britishlistedbuildings.co.uk/101260357-fair-outlook-birchington)
* Paragraph 7 – [[1]](https://www.dailymail.co.uk/news/article-14743283/Worlds-oldest-bungalow-2million-price-slashed-languishing-market-FOUR-years-six-bed-home-does-boast-stunning-sea-views.html?ns_mchannel=rss&ns_campaign=1490&ito=1490), [[3]](https://www.kentonline.co.uk/news/kent-homes-news/for-sale-the-oldest-bungalow-in-the-world-a-snip-at-2m-259753/), [[5]](https://historicengland.org.uk/listing/the-list/list-entry/1241784), [[7]](https://www.bbc.co.uk/kent/content/articles/2009/03/17/birchington_bungalow_feature.shtml)

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## Bibliography

1. <https://www.dailymail.co.uk/news/article-14743283/Worlds-oldest-bungalow-2million-price-slashed-languishing-market-FOUR-years-six-bed-home-does-boast-stunning-sea-views.html?ns_mchannel=rss&ns_campaign=1490&ito=1490> - Please view link - unable to able to access data
2. <https://heritagecalling.com/2017/02/24/the-first-british-bungalow/> - This article discusses the origins of the first modern British bungalow, designed by architect John Taylor in 1869-1870 in Westgate-on-Sea, Kent. It explores the architectural features of these early bungalows, their inspiration from Indian 'bungalow' designs, and their significance in British architectural history. The piece also highlights the influence of Professor Erasmus Wilson, who praised the bungalows for their novelty and sanitary qualities, contributing to their popularity among the British elite.
3. <https://www.kentonline.co.uk/news/kent-homes-news/for-sale-the-oldest-bungalow-in-the-world-a-snip-at-2m-259753/> - This article reports on the sale of the world's oldest bungalow, located in Birchington, Kent. Built in 1874 by architect John Taylor as a holiday home, the six-bedroom property is listed by Historic England as the oldest genuine bungalow in the world. The article details the bungalow's features, including its sea views, Grade II listing, and historical significance, and notes its price reduction from £2 million to £1.25 million over four years on the market.
4. <https://birchingtonheritage.org.uk/search/HISTORY%20OF%20BIRCHINGTON%20-%20Dot.htm> - This historical overview of Birchington, Kent, covers significant developments from the arrival of the London, Chatham and Dover Railway in 1863 to the construction of the first bungalows in England. It details the establishment of the Bungalow Hotel in 1870, the Tower Bungalows by 1880, and the influence of the railway on the village's growth. The article also mentions the development of the Tower Bungalow Estate and its appeal to professional families from London's artistic and literary circles.
5. <https://historicengland.org.uk/listing/the-list/list-entry/1241784> - This official listing from Historic England details the architectural and historical significance of the Sea Tower Cottage and Tower Bungalows in Birchington, Kent. The entry provides information on the building's design, construction, and its status as a Grade II listed building, highlighting its importance in the context of British architectural heritage and its association with the development of early bungalows in the country.
6. <https://britishlistedbuildings.co.uk/101260357-fair-outlook-birchington> - This entry provides detailed information about 'Fair Outlook,' a Grade II listed bungalow in Birchington, Kent. Built between 1872 and 1873 by architect John Taylor, it is one of the earliest examples of British bungalows. The description includes architectural details, historical context, and its significance in the development of bungalow-style homes in Britain, emphasizing its unique design and preservation status.
7. <https://www.bbc.co.uk/kent/content/articles/2009/03/17/birchington_bungalow_feature.shtml> - This archived article from BBC Kent explores the history of bungalows in Birchington, Kent. It discusses the first true bungalows built by architect John Taylor in 1868, their design inspired by Indian architecture, and their popularity among the British elite. The piece also touches on the spread of bungalow-style homes along the British coastline and their evolution over time, providing insights into the architectural and cultural significance of bungalows in Britain.