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49 High Street, Hythe, Kent CT21 5AD

This Property Is One Of A Kind For The Area



**TOWER HOUSE,
33 GRIMSTON AVENUE, FOLKESTONE**

£995,000 Freehold

A unique opportunity to acquire an exceptional period property in a prime West End location. Offering circa 4300 sq ft of elegantly proportioned accommodation with a wealth of original detail, the property has been extensively renovated but still offers scope for potential purchasers to make it their own.



Tower House

33 Grimston Avenue, Folkestone CT20 2QD

**Entrance Vestibule, Entrance Hall, Drawing Room, Dining Room, Study,
Kitchen/Breakfast Room, Utility Room, Cloakroom, 7 Bedrooms, 3 Bathrooms,
Off Road Parking, Garage, Front and Rear Gardens**

DESCRIPTION

Tower House is a one off not to be missed. A truly unique prospect to acquire an exceptional property in a prime West End location. This handsome period house which dates to circa 1900 has been in the current owners hands for some twenty years during which time they have extensively renovated the property including restoration of the windows and stone mullions, re-rendering, rewiring and plumbing, the restoration and reinstatement of period details such as fireplaces, joinery and decorative architectural mouldings. Much of the interior has also been replastered. However, this is where the restoration of the property has come to an end leaving any intending purchaser a wonderful opportunity to lavish the house with their own cosmetic preferences, decorate to their own taste and choose kitchens etc tailored to suit their own requirements.

Behind the handsome façade the house boasts 4300 square feet of elegantly proportioned accommodation with a wealth of original (or faithfully replicated) features throughout. This includes a grand entrance hall with beautiful original staircase, three wonderful reception rooms all with open fireplaces, a generous kitchen/breakfast room which is quite literally ready for the kitchen of your choice, a utility room and cloakroom. Over the first and second floors are six bedrooms all of a generous size and three bathrooms. At the top of the house is what was originally designed as a billiards room, a cavernous space ideal for those working from home or for use as a cinema room, teenager's den or studio.

The property occupies a generous plot on the westward side of Grimston Avenue and overlooks the beautiful private gardens before it, part of the Lord Radnor Estate. It has a wide frontage to the road with a deep front garden and wide driveway providing off road parking for a number of vehicles and access to the garage. To the rear the garden is walled and enjoys a westerly aspect.

SITUATION

Grimston Avenue is a particularly desirable address within Folkestone's sought after West End within a short, level walk from Folkestone West Station and Folkestone Central from where the High Speed Link service to London, St Pancras is available (journey times of around 53 minutes). The M20 (Junction 13), the Channel Tunnel Terminal and Ferry Port of Dover are all within easy reach, being 1.5, 3 and 9 miles away respectively.

The Leas Promenade with pleasant walks, fine views of the English Channel to France, bandstand and concert hall, is also only a short walk away from where paths lead down to the long stretches of shingle beach, coastal park and the recently revitalised Harbour Arm with champagne bar, live music etc. There are a number of outstanding schools in the vicinity, including boys and girls grammar schools. A ten minute walk from a regional centre of excellence for hockey and cricket, with a new athletics facility scheduled to be completed later this year. A wide range of sporting clubs can be found in the area, including watersports.

The Cinque Ports Town of Hythe, approximately 4 miles distant, provides a wide range of amenities including 4 supermarkets (including Waitrose, Sainsburys and Aldi), various independent shops and restaurants (All times and distances are approximate).



The accommodation comprises:

ENTRANCE VESTIBULE

Entered via a pair of substantial arched and panelled doors inset with leaded and stained glass panels, mosaic tiled floor, panelled and glazed door to:-

ENTRANCE HALL

A generous space with staircase to first floor having polished timber, moulded hand rail, fretwork banister rails and terminating in a block and turned Newell post, tongue and groove panelled ceiling, doors to:-

SITTING ROOM

Ornate antique oak fireplace surround with carved detail and inset with cast-iron fireplace with tiled slips to either side over a marble hearth, the hole within an arched recess with oak panelled door incorporating leaded and stained glass lights opening to and overlooking the rear garden, decorative frieze beneath a deep moulded cornice, ornate ceiling rose, part leaded and stained glass windows overlooking rear garden, radiator.

DINING ROOM

Ornate rouge marble French fireplace surround incorporating recess with provision for open fire above a slate hearth, ornate frieze beneath a deep moulded cornice, ornate ceiling rose, recess flanked by half columns to either side with leaded window to front, bow bay with windows overlooking the front garden, point for radiator.

STUDY

Ornate rouge marble fireplace surround with cast-iron and tiled insert depicting Minton's Arthurian Legends, set beneath a carved oak overmantel, deep moulded cornice, ornate ceiling rose, bow bay with windows overlooking the front garden, point for radiator.

CLOAKROOM

Arranged in three parts with a mosaic tiled floor throughout, walls with the original tiling to half height, plumbing for wash basin, low-level WC with high-level cistern, moulded cornice and decorative ceiling roses, two leaded and stained glass windows to front, further window to side.

INNER HALLWAY

Oak flooring, doors to cellar, utility room and:-

KITCHEN/BREAKFAST ROOM

Oak flooring throughout, gas point and power provided in anticipation of the installation of a kitchen, fireplace recess with freestanding enamelled French wood burning stove within a tiled reveal, deep moulded cornice, four ceiling roses, window to front, pair of casement doors with windows to either side within an oak panelled reveal, opening to and overlooking the garden, window to rear, radiator.

UTILITY ROOM

Base cupboards with stainless steel sink and double drainer unit above, tiled floor, panelled and glazed door with leaded and stained glass insert, leaded and stained glass window to side, wall mounted Gloworm gas fired boiler.

FIRST FLOOR LANDING MEZZANINE

Deep moulded cornice with ornate, geometrically moulded ceiling, leaded and stained glass windows to side, staircase continuing to second floor, access to understairs cupboard, staircase continuing to first floor landing, doors to:-

BEDROOM

Polished mahogany fireplace surround with marble insert surrounding a cast-iron fireplace above a tiled hearth, deep moulded cornice, decorative ceiling rose, window to rear overlooking the garden, point for radiator.

BATHROOM

Attractive painted cast-iron fireplace surround, freestanding cast-iron rolltop bath, close coupled WC, wash basin on ornate cast-iron stand, marble tiled floor, walls tiled to half height deep moulded cornice, decorative ceiling rose, window to rear overlooking the garden, heated towel rail incorporating column radiator.

SHOWER ROOM

Freestanding cast-iron rolltop bath with mixer tap and handheld shower, tiled twin sized shower enclosure, pedestal wash basin, low-level WC, tiled walls, extractor fan, leaded window to front overlooking Grimston Gardens, pair of heated towel rails incorporating column radiators.

SEPARATE WC

Arranged in two parts with deep ceramic butlers sink with grooved marble drainer to the side with cupboards beneath, tiled floor, provision for WC, walls tiled half height, two leaded light windows to front.



FIRST FLOOR LANDING

Set beneath an ornate geometrically moulded, part barrelled ceiling, point for radiator, doors to:-

BEDROOM

Ornate polished mahogany fireplace surround incorporating cast-iron and tiled insert with provision for an open fire above a marble hearth, deep moulded cornice, ornate ceiling rose, window to rear overlooking the garden and with internal oak framed secondary glazing, radiator.

BEDROOM

A unique and ornate stone and marble Pugin fireplace surround incorporating cast iron and tiled insert above a tiled hearth, deep moulded cornice, Gothic inspired ceiling rose, window to front overlooking Grimston Gardens, point for radiator.

BEDROOM

Cast-iron fireplace surround (yet to be fitted), deep moulded cornice, window to front overlooking Grimston Gardens, point for radiator.

SECOND FLOOR MEZZANINE LANDING

Two leaded and stained glass windows to side, moulded cornice, decorative ceiling rose, doors to:-

BEDROOM

Access to under stairs storage cupboard, deep moulded cornice, decorative ceiling rose, leaded window to front, point for radiator.

BEDROOM

Cast-iron fireplace surround with tiled hearth, moulded cornice, decorative ceiling rose, access to deep storage cupboard, oak framed window to rear overlooking the garden, point for radiator.

BATHROOM

Freestanding rolltop bath raised on ball and claw feet and fitted with a mixer tap with handheld shower, low-level WC, pedestal wash basin, walls tongue groove panelled to half height cast-iron fireplace surround with tiled inserts and tiled hearth, leaded window to front and window to rear, heated towel rail incorporating radiator.

BILLIARDS ROOM

Set beneath a tall ceiling with moulded cornice, painted fireplace surround with cast-iron and tiled insert and hearth, doors giving access to three deep walk-in eaves storage cupboards, double glazed window to side high-level double glazed door with windows to either side accessing the leaded flat roof, radiators.

OUTSIDE

FRONT GARDEN

The garden to the front of the property is set behind on a low brick wall with stone capping backed by evergreen hedging. A meandering terracotta tiled pathway leads to the main entrance to the property and the remainder of the garden is laid extensively to lawn. To the side of the house the double width driveway is flanked by a pair of octagonal brick columns with ornate stone finials. This area provides parking for a number of vehicles and access to the attached garage.

GARAGE

Up and over doors to front and rear, power and light.

REAR GARDEN

The garden to the rear of the property enjoys a westerly aspect and is walled to three sides. There is a shallow paved terrace to the rear of the house with the remainder of the garden being laid extensively to lawn and planted with a number of specimen trees and shrubs including silver birches, a rowan tree, mahonia and camellias. To the side of the house is a bespoke oak shed.

EPC RATING Band F

COUNCIL TAX

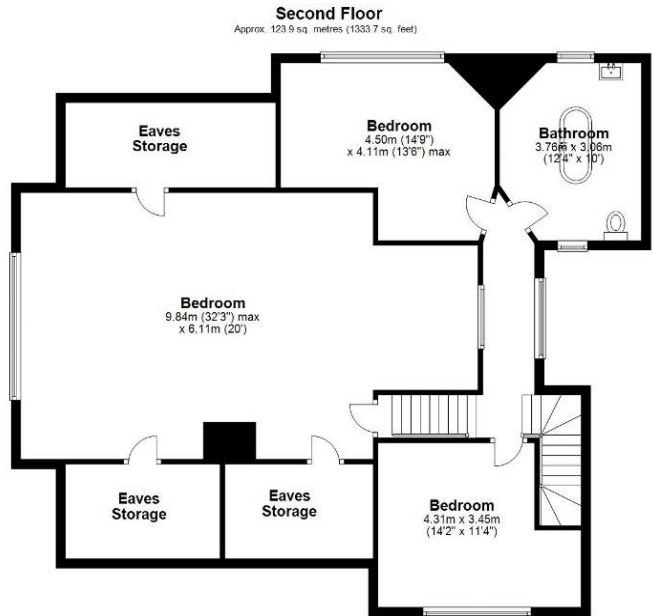
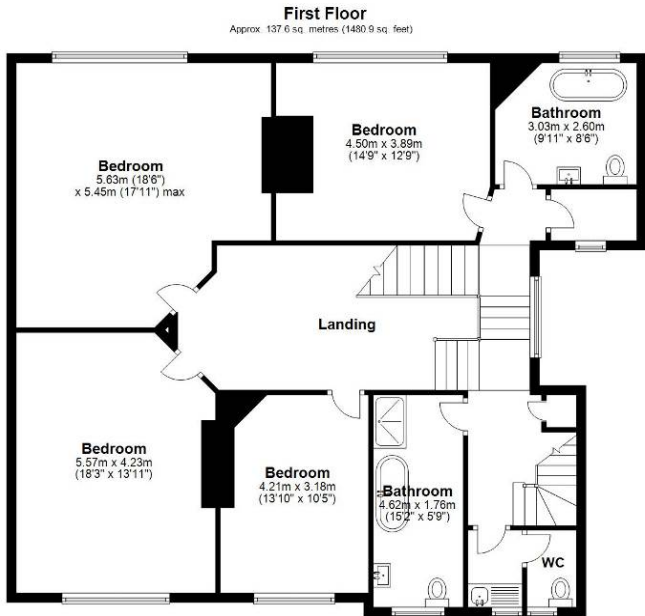
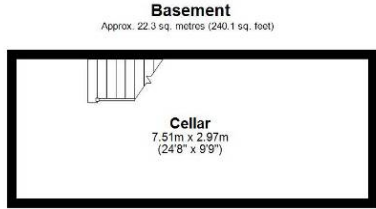
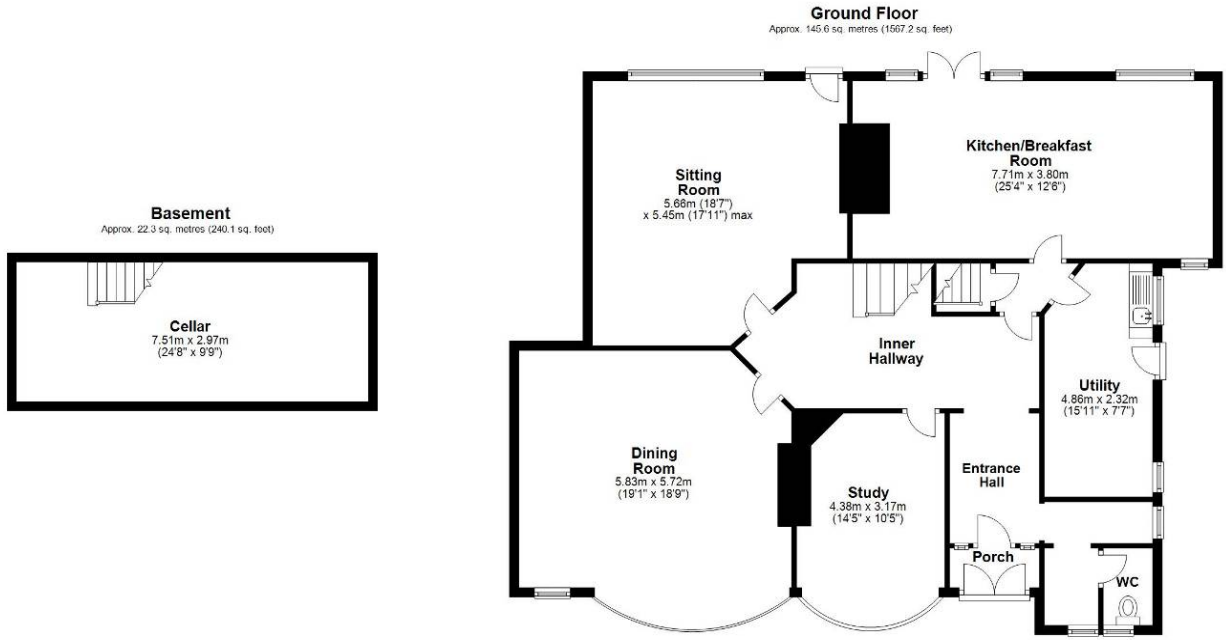
Band G approx. £3455.71 (2021/22)
Folkestone & Hythe District Council.

VIEWING

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Plan produced using PlanUp.