



**NO ONWARD CHAIN**



**WEST END VILLA,  
42 ST MARY S ROAD, DYMCHURCH**

**£350,000 Freehold  
Guide Price**

Being offered for sale for the first time since 1971, this enchanting Grade II Listed period house offers immense potential to create an exceptional home. The property does require a full programme of refurbishment, has been priced accordingly & is considered well worthy of any expenditure required. Cash purchasers only.



**West End Villa**  
**42 St Mary s Road, Dymchurch, TN29 0PN**

**Entrance Porch, Entrance Hall, Two Reception Rooms, Kitchen, Rear Hallway leads to Bathroom, Cloakroom and secondary staircase to mezzanine floor and the Fifth Bedroom,  
First Floor Landing, Two Bedrooms and Two Attic Rooms.  
Gardens and small Paddock totalling circa One Third Of An Acre,  
Garage and Lean-To**

**DESCRIPTION**

West End Villa presents an exciting opportunity to acquire a unique Grade II Listed period property on the outskirts of this popular village by the sea. The property, which was last sold in 1971 to the current owners, has suffered a prolonged period of neglect and it is more than fair to say that it does now require an extensive programme of repair and refurbishment. However, occupying a generous plot of approximately 0.33 of an acre, retaining some lovely original architectural features and enjoying versatile accommodation which, subject to the necessary consents and approvals being obtained, could be reconfigured, presents a wonderful prospect to restore a landmark building to its former glory and create a truly exceptional home tailored to suit the purchasers own tastes and requirements. The property is considered well worthy of any expenditure required and has been priced accordingly.

The accommodation comprises two reception rooms, a rear hallway leading to bath and cloakrooms and a secondary staircase to a mezzanine floor and one of the bedrooms. There is also a kitchen/breakfast room to the rear. There are two double bedrooms on the main first floor and two further attic bedrooms on the second floor.

The house is surrounded by gardens to all sides, beyond which is a small paddock and the plot totals approximately 0.33 of an acre. There is also a detached garage and lean-to.

**SITUATION**

The property lies on the western outskirts of the village of Dymchurch, within a reasonable walk of its centre and about 5.5 miles from the larger town of Hythe. It is set back from the road, with bus stops nearby and services available to Hythe, Folkestone and New Romney.

Dymchurch provides a variety of facilities including a cafes, bakery, and public house. There I also a Tesco Express and there is a Sainsburys in New Romney (around 4 miles distant). Hythe is well catered for with a bustling high street with a variety of independent traders and four supermarkets (including Waitrose, Sainsburys and Aldi).

The M20 (Junction 11) and the Channel Tunnel Terminal at Cheriton and are both only about 8 and 9 miles respectively, providing relatively easy access to both the Continent and London. (NB. All distances are approximate.)





The accommodation comprises:

### **ENTRANCE PORCH**

A later addition to the property of brick built construction and entered via a panelled and glazed door with windows to either side, timber panelled and part glazed door set beneath an arched fan light within a heavily ornamented surround.

### **ENTRANCE HALL**

Staircase to first floor, access to understairs storage cupboard, door to inner lobby and doors to:

### **SITTING ROOM**

Fireplace recess, built in corner cupboard, sash window with secondary glazing to front, picture rail.

### **DINING ROOM**

Sash window to front with secondary glazing, brick built fireplace, coved ceiling, door to:-

### **KITCHEN**

Fitted with a range of base cupboard and drawer units, stainless steel sink with mixer tap and twin drainers, part tiled walls, coordinating wall cupboards, space for freestanding electric cooker, cupboard housing factory lagged hot water cylinder, double glazed windows to rear, timber framed windows with secondary glazing to front and side, timber panelled door to garden.

### **INNER LOBBY**

Secondary staircase to mezzanine level, timber panelled door with stained glass panel giving access to the garden, window to rear, door to:-

### **BATHROOM**

Panelled bath with mixer tap and hand held shower attachment, low level WC, wash basin with vanity cupboard below, tiled walls, obscure double glazed window to rear.

### **CLOAKROOM**

Low level WC, obscure glazed window.

### **MEZZANINE FLOOR**

With limited head height, access to storage cupboard, dormer window to rear.

### **BEDROOM**

Dormer with window to rear.

### **FIRST FLOOR LANDING**

Venetian style arched timber framed sash window to front with views over open fields, doors to:-

### **BEDROOM**

Cast iron fireplace surround, coved ceiling, sash window fitted with secondary glazing with views over open fields.

### **BEDROOM**

Sash window to front fitted with secondary glazing with views over open fields, coved ceiling.

### **SECOND FLOOR LANDING**

Doors to: -

### **ATTIC ROOM**

Dormer window to front fitted with secondary glazing with views over open fields.

### **ATTIC ROOM**

Dormer window to front fitted with secondary glazing with views over open fields.

### **THE GARDENS**

The garden to the front of the property is set behind mature hedging and a gate gives access to a path leading to the front porch.

To the side of the house a five bar gate opens to a grass track driveway leading to the detached garage. Beyond this the garden is laid largely to lawn with various shrubs and other plants and also incorporates a greenhouse. The garden is currently somewhat overgrown. Beyond the garden is a small paddock which is enclosed by post and wire fencing. The plot size totals in the region of a third of an acre.



## DETACHED GARAGE

Up and over door to front. Lean to to side.

## COUNCIL TAX

Band E approx. £2689.57 (2023/24)  
Folkestone & Hythe District Council.

## VIEWING

Strictly by appointment with **LAWRENCE & CO, 01303 266022.**



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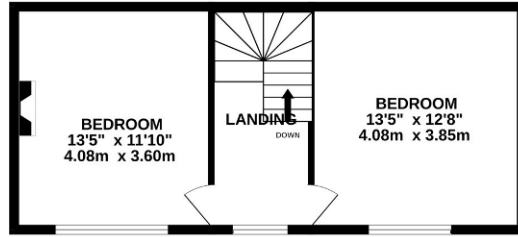
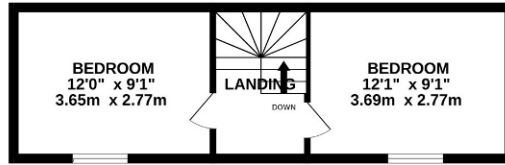






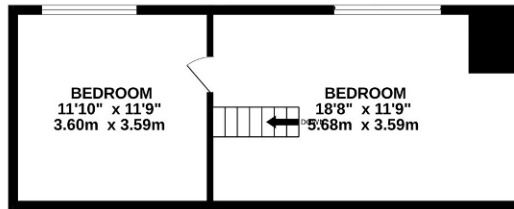


2ND FLOOR  
349 sq.ft. (32.4 sq.m.) approx.

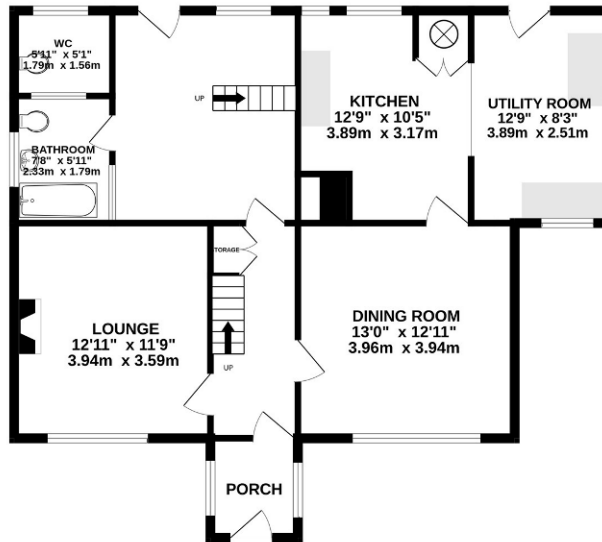
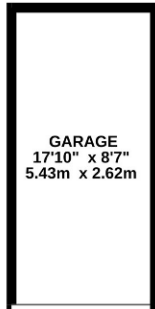


1st Floor Front

1ST FLOOR  
675 sq.ft. (62.7 sq.m.) approx.



Mezzanine floor



GROUND FLOOR  
1018 sq.ft. (94.6 sq.m.) approx.

TOTAL FLOOR AREA : 2041 sq.ft. (189.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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