



49 High Street, Hythe, Kent CT21 5AD



OLD STONE COTTAGE 86 NORTH ROAD, HYTHE

**£250,000 Freehold
NO ONWARD CHAIN**

Situated in an enviable position nestled on Hythe's picturesque hillside with lovely views over Hythe and of the sea. This well presented cottage comprises a sitting room, kitchen/dining room, two bedrooms and a bathroom. Delightful courtyard garden. EPC D.



Old Stone Cottage 86 North Road Hythe CT21 5DX

**Sitting Room, Kitchen/Dining Room,
2 Bedrooms, Bathroom,
Rear Garden**

DESCRIPTION

An enchanting period cottage nestled on Hythe's picturesque hillside in a desirable elevated location from where it commands views over Hythe and of the sea.

The property offers comfortably proportioned accommodation with some particularly attractive original features throughout, including exposed ragstone walls, an open fireplace, original doors, beamed ceilings, eighteenth century Italian interior shutters to the front windows and engineered oak flooring. The well presented accommodation includes a sitting room, kitchen/dining room, two bedrooms and a generous first floor bathroom.

To the rear of the house there is a delightfully secluded garden with a generous raised terrace providing an ideal environment for alfresco dining and entertaining.

SITUATION

North Road is viewed as being one of Hythe's most desirable locations being high enough up the hill to benefit from lovely views over the town and of the sea, yet remaining within a short walk of the bustling High Street, with its range of interesting shops, boutiques, restaurants and cafes, together with 4 supermarkets (including Waitrose, Sainsburys & Aldi), doctors surgeries, etc. The attractive, unspoilt seafront and picturesque Royal Military Canal are only a little further and there are a variety of sports and leisure facilities in the vicinity, including 2 golf courses and the Hotel Imperial Leisure Centre, cricket, squash and bowls clubs etc. Schools are also excellent with Hythe Bay C of E Primary, Saltwood C of E Primary, St Augustines Catholic Primary & Brockhill Park Performing Arts College all being accessible.

The area is fortunate in having particularly good communications with a main line railway station in Saltwood (Sandling 3 miles) and access to the M20 (Junction 11 4 miles). The High Speed Link rail service to Stratford and St Pancras is available from Folkestone West (5 miles) and Ashford International (10 miles), with journey times of 53 and 37 minutes respectively. Eurostar trains to Paris and Brussels also depart from the latter. The Channel Tunnel Terminal is around 3 miles away and the ferry port of Dover is 12 miles away. (All distances are approximate.)

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The accommodation comprises:

SITTING ROOM

Entered via a timber panelled door, attractive painted timber fireplace surround inset with cast iron fireplace on a tiled hearth, fitted mirrors to alcoves to either side and with low level fitted cupboard to one side, double glazed sash windows to front fitted with eighteenth century Italian interior shutters and enjoying views over Hythe and of the sea, partially exposed ragstone to two walls, radiator, engineered oak flooring, door to:-

KITCHEN/DINING ROOM

Fitted with a range of base cupboard and drawer units incorporating integrated Stoves oven, recess and plumbing for washing machine and dishwasher, worksurface inset with stainless steel sink and drainer unit with mixer tap, Stoves five burner gas hob with extractor hood above, coordinating up stands, coordinating wall cupboards, sash window to rear, original timber door giving access to the rear garden, engineered oak flooring, staircase to 1st floor with cupboard above housing Worcester combination boiler.

FIRST FLOOR LANDING

Access to loft space, door to:-

BEDROOM 1 (Double)

Double glazed sash window fitted with eighteenth century Italian interior shutters and enjoying views over Hythe and of the sea, exposed painted timber beams to ceiling, partially exposed ragstone to two walls, engineered oak flooring, recessed lighting, radiator.

BEDROOM 2 (Single)

Double glazed sash window to rear overlooking the rear garden, exposed painted timber beams to ceiling, recessed lighting, wall light point, engineered oak flooring, radiator.

BATHROOM

Panelled bath with thermostatically controlled rain head shower over and separate handheld attachment, glazed shower screen, low-level WC, bidet, wall hung wash-basin, tiled walls, tiled floor exposed painted timber beams to ceiling, recessed lighting, extractor fan, heated ladder rack towel rail.

OUTSIDE

To the rear of the property is a delightful courtyard garden with a raised shingle topped terrace area accessed via stone steps, an ideal environment for alfresco dining. A side gate gives access to North Road and a further gate gives a right of access across the neighbouring property (for No.86 benefit only).

EPC Rating D

COUNCIL TAX

Band B approx. £1708.80 (2022/23)
Folkestone & Hythe District Council.

VIEWING

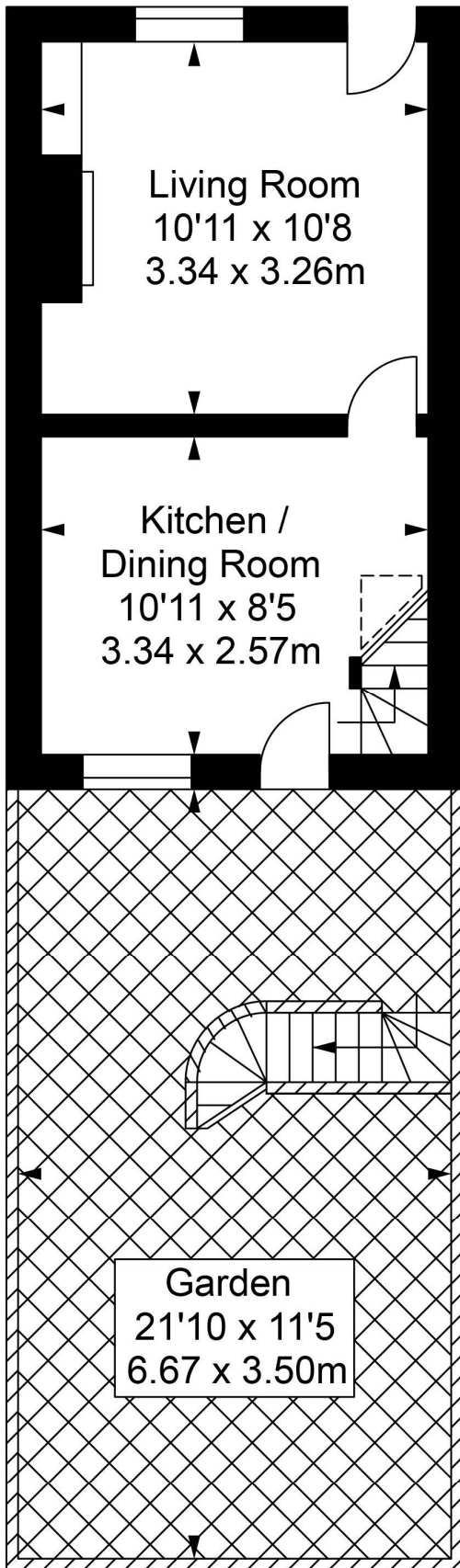
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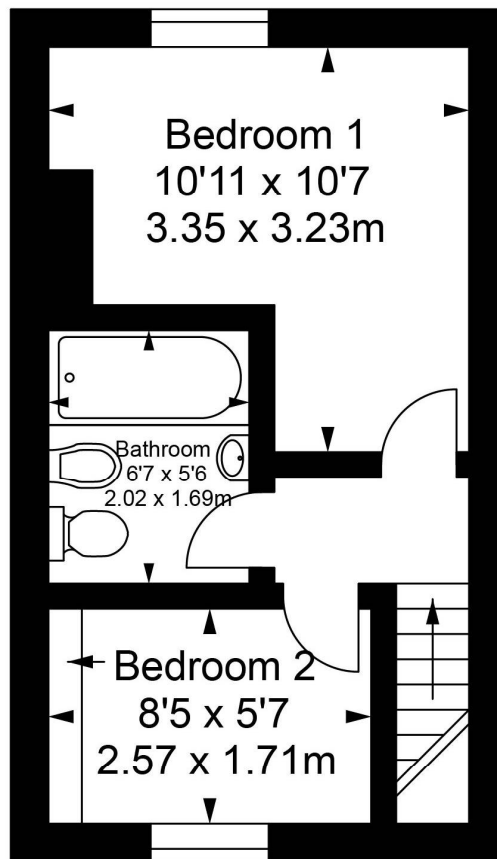




86 North Road, Hythe



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
floor plan by: www.creativeplanettk.com