



49 High Street, Hythe, Kent CT21 5AD



**THE WHIM,  
PARK ROAD, HYTHE**

**£650,000 Freehold  
No Onward Chain**

Built on a whim circa 1880, this unique and enchanting Grade II Listed single storey dwelling has been the subject of a programme of repair and refurbishment including the addition of a newly constructed detached annexe. The main property includes 2 reception rooms, 3 bedrooms, bath and shower rooms. Parking & gardens.



**The Whim,  
Park Road, Hythe CT21 6DL**

**Entrance Hall, Central Dining Hall, Kitchen/Breakfast Room,  
Sitting Room, Three Bedrooms  
(one with En-Suite Shower Room), Bathroom  
The Annexe  
Kitchen/Dining Room, Sitting Room, Bedroom, Shower Room  
Parking and Gardens**

**DESCRIPTION**

The Whim is a unique and enchanting Grade II Listed single storey dwelling in the heart of the golden triangle, moments from the beach and a short stroll from the High Street. The property has been the subject of an extensive programme of repair and refurbishment in recent years (including the addition of a detached annexe which has consent for a glazed link to be constructed in order to unite it with the main property) which has seen the restoration of this gem almost completed. Intending purchasers will have the opportunity to complete the project to their own tastes and requirements.

The property exudes charm and character throughout and incorporates versatile accommodation including an entrance hall opening to the central circular dining hall which is set beneath a glazed atrium roof light flooding the space with natural light. The accommodation radiates from here and includes a sitting room, kitchen/breakfast room, three bedrooms (one with an en-suite shower room) and a bathroom. The annexe comprises a kitchen/dining room, sitting room, bedroom and shower room.

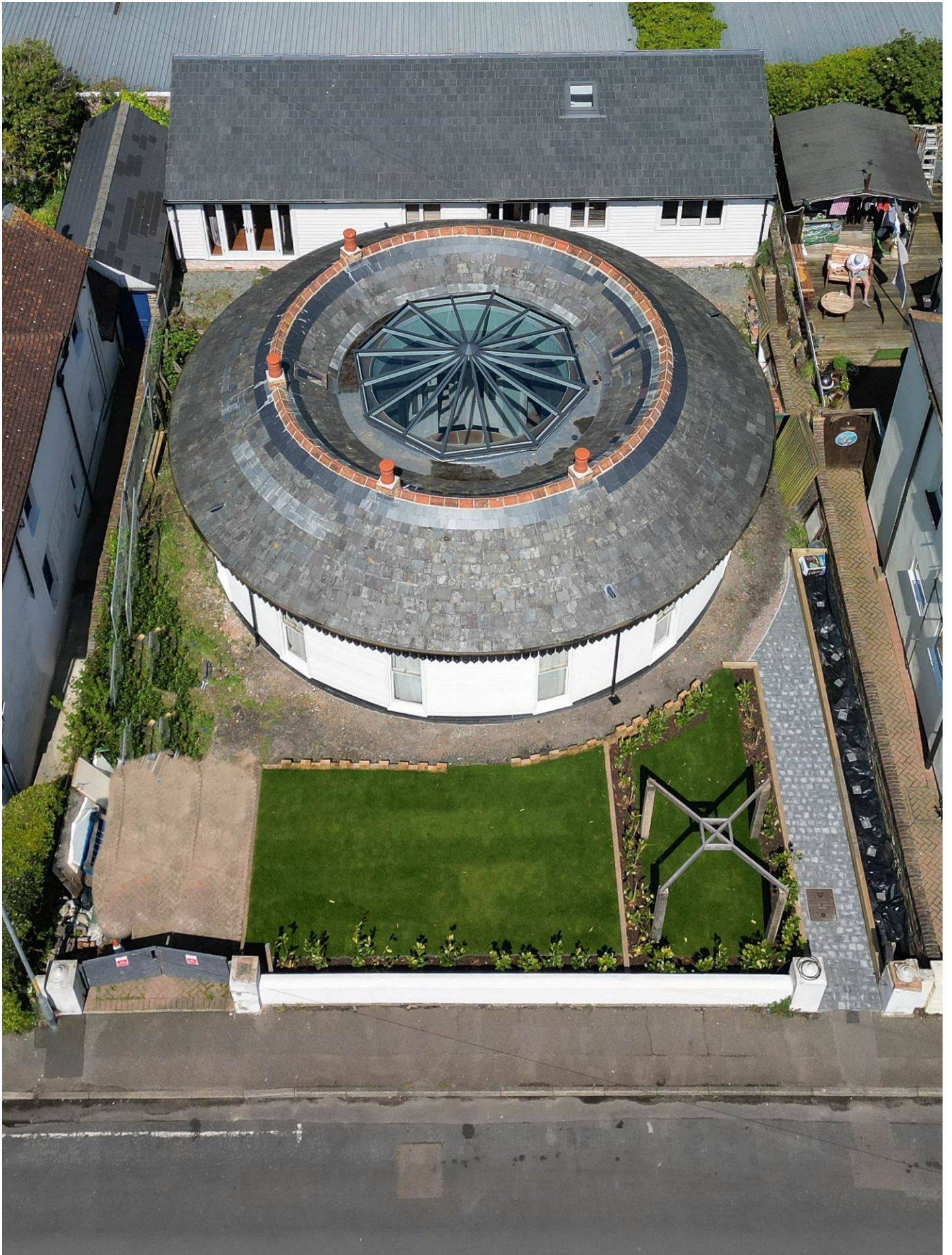
The Whim occupies a generous plot with a wide frontage to Park Road where it benefits from a driveway providing off street parking. The gardens, which have been landscaped in part, surround the property to all sides.

**SITUATION**

Park Road is a particularly sought after residential location, on level ground, to the south of the Royal Military Canal, moments from the seafront and a short, level walk from the busy High Street with its range of independent shops, boutiques, cafes and restaurants. The town also benefits from having 4 supermarkets (including Waitrose, Aldi and Sainsburys). There is a selection of sports and leisure facilities in the vicinity, including tennis, water sports, cricket, bowls and squash clubs etc. as well as The Hotel Imperial Leisure Complex and two golf courses. The property is also in the catchment area for Hythe Bay Primary School and only a short walk from it. The larger town of Folkestone is 5 miles and the Cathedral City of Canterbury 15 miles.

The area is convenient for connections to London and the Continent with the M20 motorway (Junction 11) 2½ miles distant, the Channel Tunnel Terminal 3 miles and a mainline railway station at Saltwood just over 2 miles away. High Speed trains to London St Pancras are available from both Ashford (10 miles) and Folkestone (Central and West). (All distances are approximate).





The accommodation comprises:

### **ENTRANCE HALL**

Entered via a timber panelled and obscured glazed door with glazed fan light above, exposed timber floorboards, cupboard housing Vaillant gas fired combination boiler, walls tongue and groove panelled to half height, access to loft space, doors to sitting room and:

### **CENTRAL ATRIUM/DINING HALL**

A generous space of circular form with natural stone paved floor with under floor heating, tongue and groove panelled walls, the whole set beneath a circular atrium roof lantern, doors to:

### **SITTING ROOM**

Polished timber floorboards, pair of sash windows to side, internal sash window to dining hall, radiator.

### **KITCHEN**

Fitted with a range of base cupboard and drawer units incorporating recess and plumbing for washing machine, integrated dishwasher and integrated electric oven, square edged wood block work surface inset with four burner gas hob with stainless steel splashback and stainless steel sink and drainer with mixer tap, integrated fridge and freezer, elliptical island unit with base cupboards set beneath a granite worktop with wood block breakfast bar, pair of sash windows to rear, panelled and glazed door to rear, heated ladder rail.

### **BEDROOM**

Timber floorboards, pair of sash windows to side, radiator, door to:

### **EN-SUITE SHOWER ROOM**

Tiled twin sized shower enclosure with thermostatically controlled rain-head shower with separate handheld attachment, pair of wash basins set on a tiled worktop, low-level WC, sash window to side, heated ladder rack towel rail.

### **BEDROOM**

Exposed timber floorboards, pair of sash windows to front, deep moulded cornice, radiator.

### **BEDROOM**

Exposed timber floorboards, pair of sash windows to side, radiator.

### **BATHROOM**

Roll top bath raised on chrome claw and ball feet and fitted with mixer tap, rain-head shower with separate hand held attachment and glazed shower screen, wash basin raised on chrome stand, low level WC with high-level cistern, walls tiled to half height, wall light point, window to rear, heated ladder towel rail, column radiator.

### **THE ANNEX**

#### **KITCHEN/DINING ROOM**

Entered via a timber framed, double glazed door, timber effect flooring with under floor heating, base cupboards incorporating recess for freestanding fridge and manifold for underfloor heating, rolltop granite effect work surface inset with stainless steel sink and drainer unit with mixer tap, tiled splashback, coordinating wall cupboards one of which houses the Alpha gas fired boiler, timber effect flooring with underfloor heating, coved ceiling, recessed lighting, timber framed double glazed windows to front and rear, doors to bedroom, shower room and:

#### **SITTING ROOM**

Timber effect flooring with underfloor heating, coved ceiling, recessed lighting, timber framed and double glazed casement doors and windows to front.

#### **BEDROOM**

Timber effect flooring with underfloor heating, coved ceiling, recessed lighting, timber framed and double glazed window to front.





## SHOWER ROOM

Fitted with a contemporary suite comprising tiled shower enclosure with thermostatically controlled rain-head shower and separate handheld attachment, low level WC with concealed cistern, wash basin with mixer tap and vanity cupboard below, tiled floor, tiled walls, double glazed Velux roof light.

## OUTSIDE

The whim is set behind a low rendered wall with a gate to the right opening to a block paved pathway leading to a further path which wraps around the property and leads to the main entrance. The front garden is laid extensively to lawn with a newly planted laurel hedge and timber framed pergola. To the left of the garden a further opening leads to the block paved driveway providing off-road parking and the pathway continuing to the rear of the property where the outside space requires landscaping.



## EPC Rating - EXEMPT

## COUNCIL TAX

Band D approx. £2299.66 (2024/25)  
Folkestone & Hythe District Council.

## VIEWING

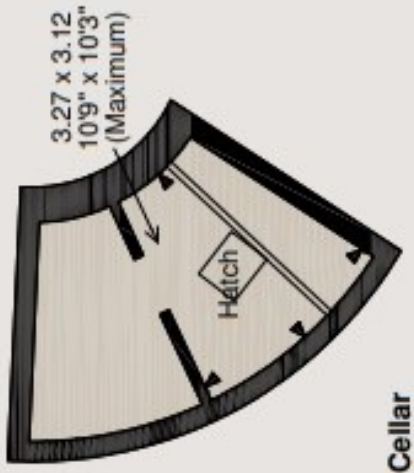
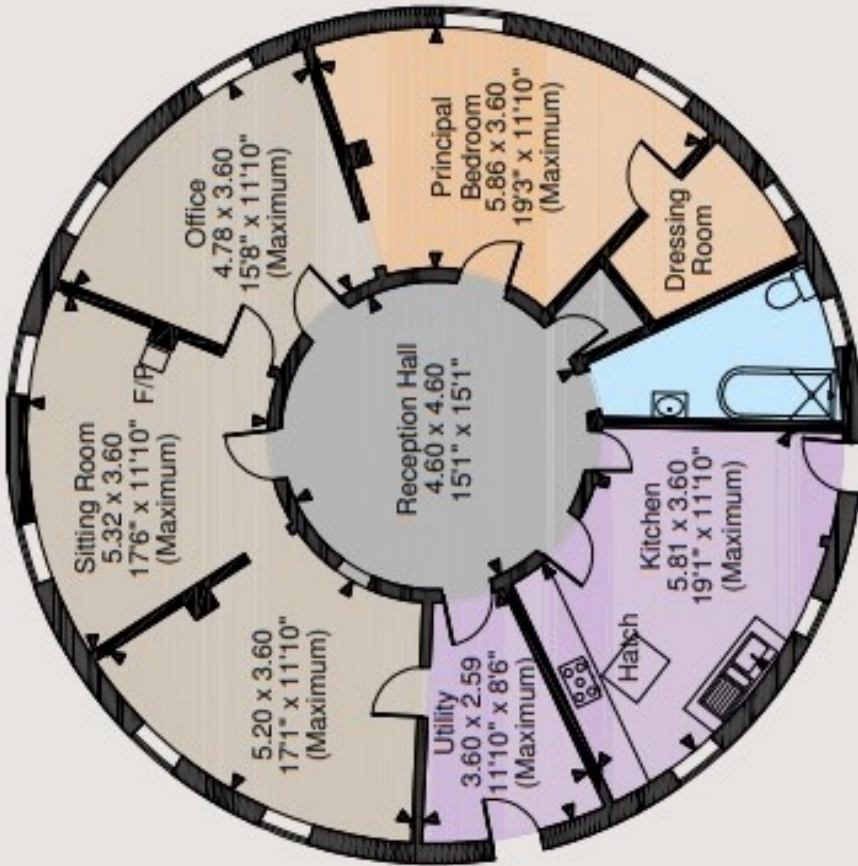
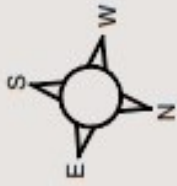
Strictly by appointment with **LAWRENCE & CO, 01303 266022.**



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The Whim, Park Road, Hythe  
 Main House internal area 1,413 sq ft (131 sq m)  
 Annexe internal area 532 sq ft (49 sq m)  
 For identification purposes only.