



The Olde Cottage 7 Horn Street Hythe Kent CT21 5SA  
Guide £300,000

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# The Olde Cottage

7 Horn Street Hythe CT21 5SA

An extremely quaint period cottage with many interesting features.

## Situation

Situated between Hythe and Sandgate, this pretty period cottage sits in an elevated position off the lower end of Horn Street and is tucked away from the main road. There is a local shop, public house and highly regarded primary school together with a Tesco superstore close by. Local transport is accessible to neighbouring towns and the beach and Royal Military Canal are within reasonable walking distance.

High Speed rail links to London St Pancras are available in under an hour on HS1 from nearby Folkestone West train station, and the M20 motorway provides links to the remainder of Kent. Eurotunnel in Cheriton provides connections to the Continent.

## The Property

The Olde Cottage is an extremely attractive double fronted period cottage and forms part of a row of four cottages forming a small community, with off road parking to the front approached by a shared drive leading off from the main road. It has been modernised in recent years to include gas central heating and double glazing whilst retaining some very attractive period features including exposed ceiling timbers, stripped antique pine walls, built-in original cupboards, exposed brick chimney breast and cottage style pine doors.

An entrance porch leads into a charming living room with a high ceiling having a large exposed timber ceiling beam together with some other ceiling timbers, attractive exposed brick chimney breast, double aspect windows, and staircase rising to the first floor. There is also a door from this room leading down to a very useful cellar room, with concrete floor, power and light. The dining room is

a very pretty room with chimney breast and original cupboards to one side, beamed ceiling, stripped antique pine wall, with a window overlooking a large double glazed conservatory that overlooks the cottage garden. The kitchen is at the front of the property and has a range of matching storage cupboards and L-shaped work surfaces, gas hob and oven.

Rising to the first floor there is a small landing area with radiator and loft hatch. There are three double bedrooms all with built-in wardrobe cupboards, and a bathroom comprising of a white suite with corner bath, shower cubicle, low level WC and a vanity wash hand basin.

## Outside

To the front of the cottage there is a period style detached outbuilding with four storage spaces, one for each property. There is a very pretty cottage garden to the rear with a small paved area that extends to one side and a small lawn with mature flowering shrubs, ornamental trees and flower beds.

There is also a gate into the neighbouring property allowing access along the terrace to the front of the cottages.

## Services

We understand all main services are connected.

## Local Authority

Folkestone and Hythe District Council, Civic Centre, Castle Hill Avenue, Folkestone, Kent, CT20 2QY.





To view this property call Colebrook Sturrock on **01303 260666**



Total Approximate Area = 1170 sq ft / 108.6 sq m  
For identification only - Not to scale

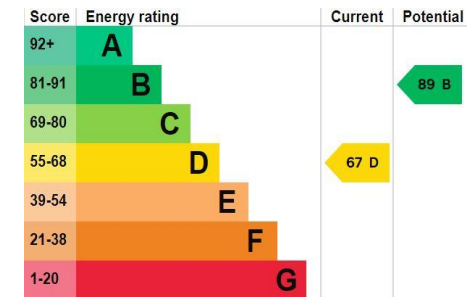
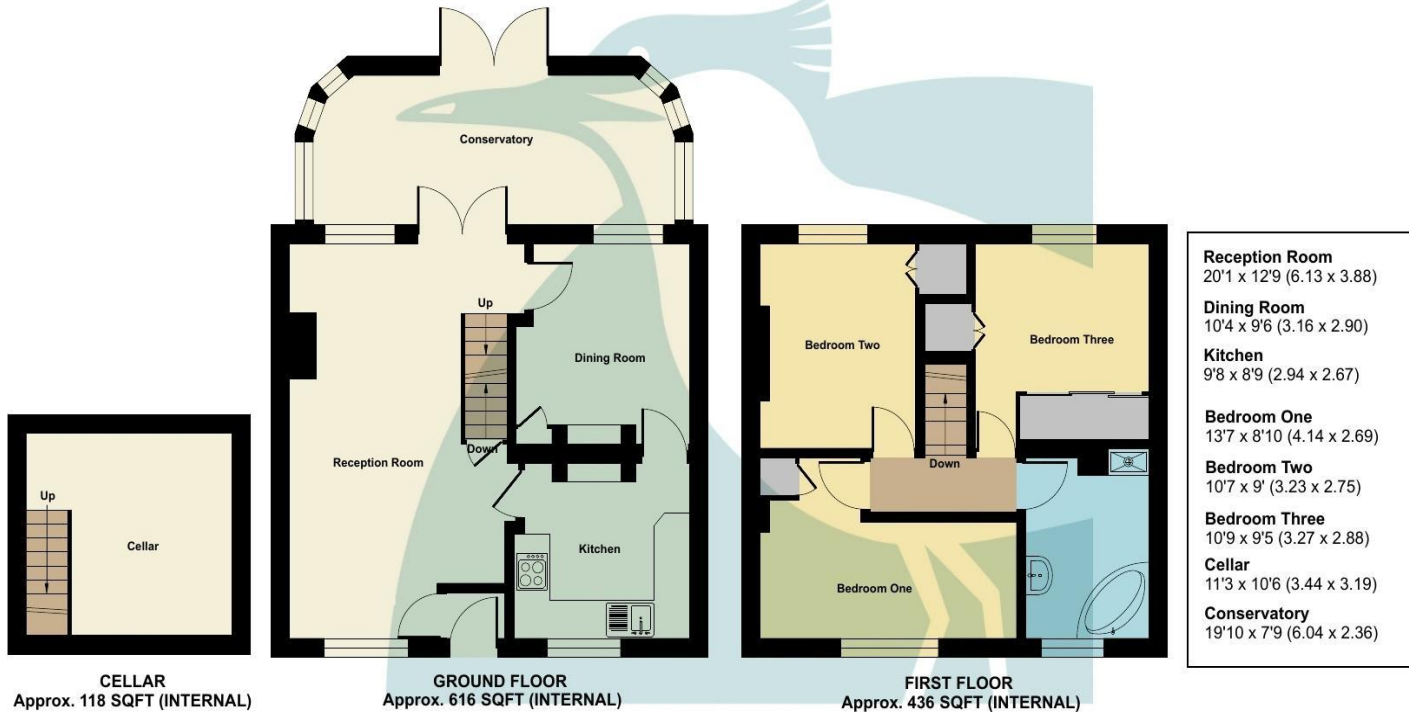
Tenure  
Freehold

Current Council Tax Band: D

EPC Rating: D

### Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Colebrook Sturrock 2014 Limited. REF: 1150854



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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