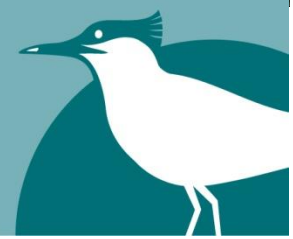




Mount View The Street Postling Hythe Kent CT21 4EU
Guide £525,000

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Mount View

The Street, Postling, Hythe

Charming detached cottage in a picturesque rural hamlet, embraced by stunning countryside.

Situation

Postling is a charming rural hamlet in the heart of the Kent Downs, an Area of Outstanding Natural Beauty. Surrounded by rolling hills, lush fields, and ancient woodlands, it offers a peaceful retreat centered around the historic St. Mary and St. Radigund's Church.

The village features delightful cottages and tranquil lanes, while nearby Lyminge and Etchinghill provide essential amenities. Lyminge includes two doctors' surgeries, a chemist, a general food store, a library, and a public house, while Etchinghill boasts a popular pub/restaurant and a golf course.

Just a few miles away, Folkestone and the historic town of Hythe lie to the south, and Canterbury to the north, each offering a variety of shopping, recreational, and educational facilities, along with mainline train services to London, with the high-speed rail link reaching St. Pancras in about 60 minutes.

The Property

Mount View is a delightful period detached brick cottage, gracefully set on a generous plot. The property exudes charm and character, featuring a central doorway and stairs, flanked by a cosy sitting room and a simple kitchen/dining room on either side. This symmetry extends upstairs, where two inviting double bedrooms, with dormer windows, offer a warm and airy ambiance.

Off the kitchen, a practical utility space provides convenient access to a ground floor bathroom suite. At the rear, a large vestibule serves as a serene study, enhanced by stable doors that open to reveal breathtaking views of the beautifully maintained garden.

Further benefits include replacement double glazing, immersion heating for the hot water and two multi fuel burners located on the ground floor.

Outside

Nestled away from the road, this property features a charming lawn garden enclosed by well tended hedging, complementing the kerb appeal of this cottage. A gently sloping driveway leads to off road parking, while a substantial garage provides ample space for a workshop and a potting shed behind.

The expansive gardens to the rear are a stunning feature of the property, filled with a diverse array of shrubs and bushes that create a vibrant landscape. Backing onto serene local countryside, the gardens offer a tranquil retreat.

Services

Main services of electricity, water and drainage with multi fuel stoves for heating.

Local Authority

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

Tenure

Freehold

Current Council Tax Band: E

EPC Rating: G

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.



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

Total Approximate Area = 1629 sq ft / 151.3 sq m (includes garage)

For identification only - Not to scale



- Reception Room**
12'10 x 12'2 (3.90 x 3.72)
- Bathroom**
7'11 x 4'11 (2.40 x 1.49)
- Kitchen / Reception Room**
13'1 x 12'9 (3.98 x 3.89)
- Garage**
52'1 x 11'8 (15.88 x 3.55)
- Green House**
15'10 x 11'6 (4.83 x 3.51)
- Bedroom One**
13'3 x 12'1 (4.03 x 3.69)
- Bedroom Two**
13'5 x 10' (4.08 x 3.04)
- Study**
10'5 x 5'9 (3.17 x 1.74)
- Utility**
6'1 x 5'1 (1.86 x 1.55)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | 2 G | |

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄chem 2024. Produced for Colebrook Sturrock 2014 Limited. REF: 1205136

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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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