



Primrose Cottage 24 Fairlight Road Saltwood Hythe Kent CT21 4AD  
Guide £790,000

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# Primrose Cottage

24 Fairlight Road Hythe CT21 4AD

A very attractive double fronted period cottage offering privacy and seclusion, a hidden gem.

## Situation

Enjoying a peaceful and private position and nestled near the heart of Saltwood, Primrose Cottage is within a short walk of local village amenities, the highly rated primary school and Brockhill Park Performing Arts College. Saltwood is a vibrant Kentish village, known for its picturesque green, popular pub, community hall, and general store. For those seeking fine dining, the well loved Fox and Hide restaurant is a local favourite.

Nearby the town of Hythe offers a range of exceptional amenities. The scenic Royal Military Canal and seafront, along with the surrounding countryside, provide beautiful options for walking and outdoor activities.

Commuting is convenient, with High Speed rail links to London St Pancras available from Sandling and Folkestone West stations. The nearby M20 motorway offers quick access to the rest of Kent, and the Eurotunnel terminal at Cheriton opens routes to continental Europe.

## The Property

Primrose Cottage sits at the end of a private long driveway that was once part of the cart track leading up to Saltwood Castle, offering a secluded setting away from nearby properties.

This charming cottage has Georgian origins, built on the former grounds of Saltwood Abbey, and though unlisted, it retains lovely period features alongside Victorian additions. A spacious kitchen/breakfast room was added in 2000, and the cottage is fitted with wood casement windows with double and triple glazing. The property has gas central heating and was rewired and replumbed in 2003.

The front entrance opens into a vestibule with Chinese porcelain floor tiles, leading to a small entrance hall with oak flooring that extends throughout most of the ground floor. From here, a door leads to the cosy sitting room, the oldest part of the cottage, featuring a fireplace with a wood burner, French doors that open to the rear garden and patio, and a second door connecting to a study with access to a utility room and separate W.C.

On the opposite side of the cottage there is a dining room with an open fireplace, which has been integrated to also serve the adjoining kitchen/breakfast room extension. This bright welcoming space features a white Shaker style kitchen with ample cabinetry, a separate matching island, and a gas range oven with seven burners. French doors and additional windows overlook and open onto the garden, creating an airy atmosphere.

Upstairs the property offers three double bedrooms. The master bedroom, accessed via an inner landing, has double aspect windows overlooking the garden and an en-suite shower room with W.C. There is also loft access from the second bedroom, which is insulated and partially boarded for storage. There is also a family bathroom comprising of a white suite, panelled jacuzzi bath, low level w.c. and a vanity wash hand basin.

## Outside

The cottage is surrounded by gardens on all sides, primarily laid to lawn and featuring a variety of fruit trees, including apple, pear, and crab apple, along with small shrubs, a garden pond, and a built in coal bunker and bin store to the side of the house. At the front a blue slate garden is planted with lavender bushes, adding charm to the entrance.





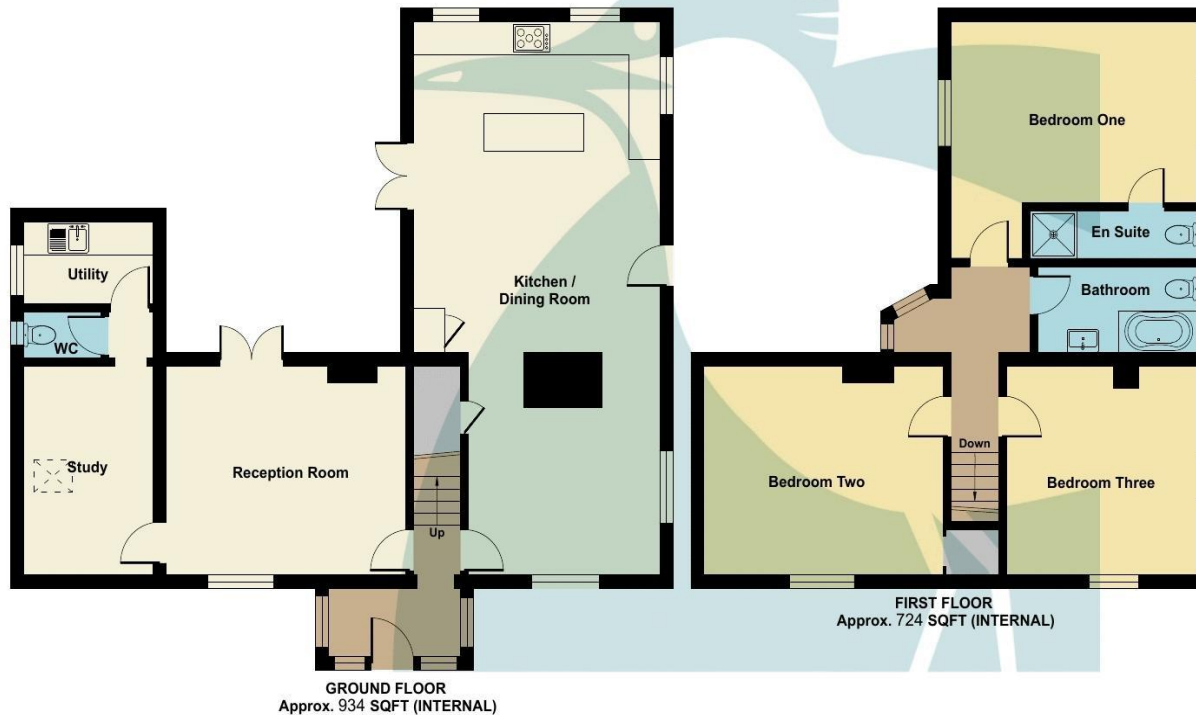


To view this property call Colebrook Sturrock on **01303 260666**



Total Approximate Area = 1658 sq ft / 154 sq m

For identification only - Not to scale



<b>Study</b>
12'2 x 8'2 (3.71 x 2.50)
<b>Reception Room</b>
15' x 12' (4.57 x 3.67)
<b>Kitchen / Dining Room</b>
32'7 x 15'9 (9.93 x 4.79)
<b>Utility</b>
8' x 4'11 (2.44 x 1.49)
<b>Bedroom One</b>
15'7 x 14'2 (4.76 x 4.31)
<b>Bedroom Two</b>
15'4 x 12'6 (4.67 x 3.80)
<b>Bedroom Three</b>
12'6 x 11'11 (3.82 x 3.64)

The driveway leads to a detached timber garage and workshop with double doors, power and lighting, built in 2020.

## Services

We understand all main services are installed.

## Local Authority

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

## 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	68 D
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Colebrook Sturrock 2014 Limited. REF: 1211441

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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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