



Black Gable 108 North Road Hythe Kent CT21 5DX
Guide £850,000

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Black Gable

108 North Road Hythe CT21 5DX

A handsome detached house offering generous accommodation, sea views, delightful garden and garage.

Situation

Nestled in the highly desirable North Road, this property enjoys an elevated position, offering stunning views from one of Hythe's premier hillside locations. Despite its elevated setting, it remains just a short stroll from Hythe's vibrant town centre, where you will find an array of charming shops, boutiques, restaurants, and several supermarkets. The picturesque Royal Military Canal and the unspoilt seafront are also within easy reach, providing scenic walking opportunities.

Excellent transport links include High Speed rail services to London St Pancras from nearby Sandling and Folkestone West stations, while the M20 motorway ensures easy access across Kent. For international travel, the Eurotunnel in Cheriton offers swift connections to France and beyond.

The Property

Situated in the picturesque neighborhood of North Road, Black Gable is a striking detached home that epitomizes the elegance of the Edwardian era. Built around 1901 by renowned Arts and Crafts architect Edward Turner Powell and expanded by the Poulter brothers in 1909, the property exudes timeless charm and architectural significance. Commanding an elevated position, Black Gable boasts breathtaking views from ground floor upwards. Adding to its character is a former sculpture studio with a full height ceiling, now offering versatile potential.

Approaching the property, its impressive façade immediately captivates, featuring distinctive rendered detailing, an array of unique windows, and a striking bay front. While deceptively spacious from the outside, the home is thoughtfully arranged over three floors.

Upon entering, the entrance lobby leads to a useful cloakroom and utility space, with stairs rising to the reception hall. Here, three well appointed reception rooms include an elegant sitting room, a separate dining room, and a front sunroom. The former sculpture studio, now a study/library, offers flexible use as a music room, games room, or home office. To the rear, the kitchen and breakfast room are partially divided, creating a functional and inviting space.

The upper floors provide well-proportioned accommodation, with three bedrooms, a bathroom, and a separate shower room on the first floor.

The top level features two additional attic bedrooms with access to the eaves. While retaining its historical charm, the property would benefit from some updating and modernisation, offering a unique opportunity to enhance this distinguished home to suit contemporary living.

Outside

Set back from the road, the property features a parking space and a garage, complemented by a lush front bank with a variety of greenery. A separate access with double gates open to a sloping pathway and patio at ground floor level, accessed via steps. Below this is a garden room.

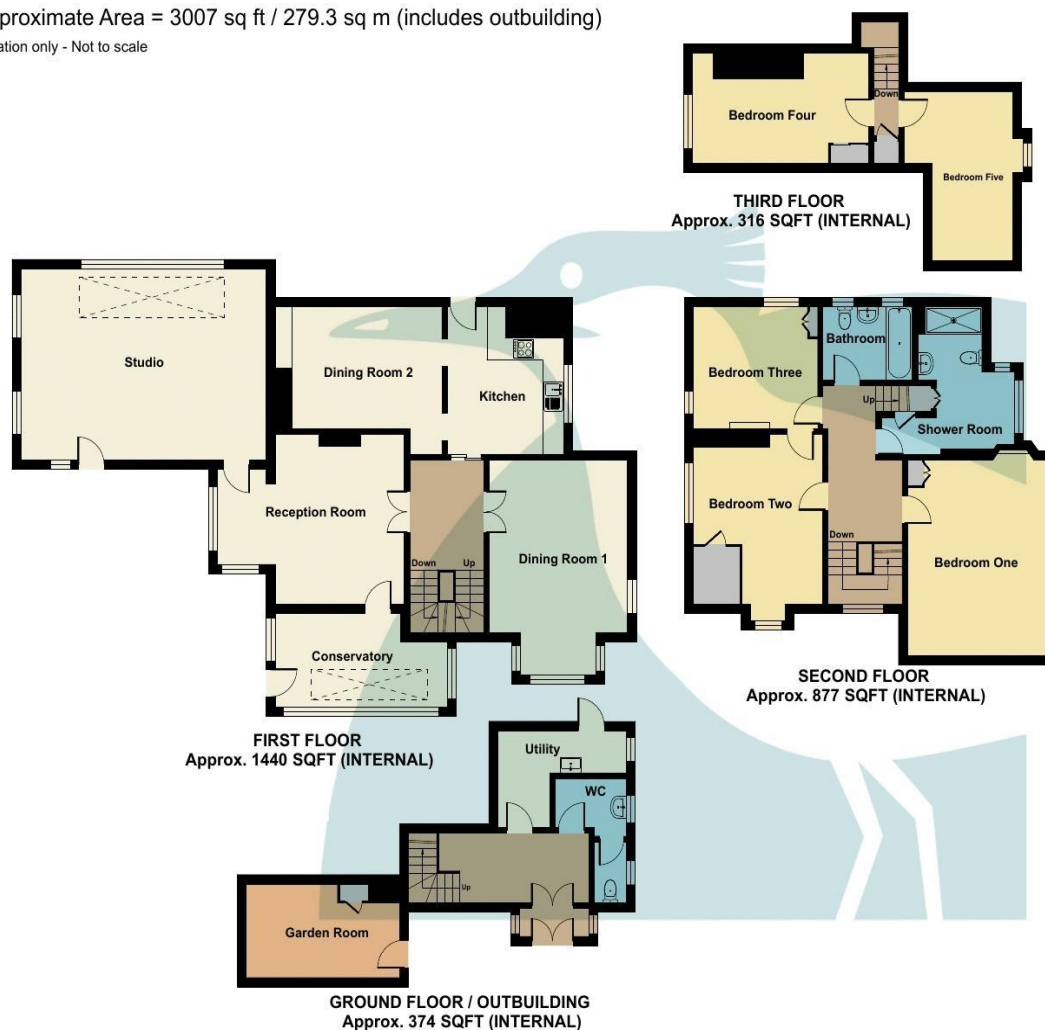
The rear garden is thoughtfully arranged across two levels. A tiered section boasts an array of plants and a pathway leading to an upper level private lawned garden, complete with mature trees, bushes, and a seating area. From here, enjoy breathtaking sea views and a stunning outlook over Hythe town.



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

Total Approximate Area = 3007 sq ft / 279.3 sq m (includes outbuilding)

For identification only - Not to scale



- Garden Room**
14'4" x 8' (4.38 x 2.43)
- Utility**
12' x 8'4" (3.67 x 2.55)
- Reception Room**
15' x 12'1" (4.58 x 3.69)
- Kitchen**
13'1" x 10'11" (3.99 x 3.33)
- Dining Room 1**
15'2" x 13' (4.63 x 3.95)
- Dining Room 2**
15'7" x 13' (4.76 x 3.97)
- Studio**
23' x 17' (7.01 x 5.17)
- Conservatory**
16'2" x 8'3" (4.92 x 2.51)
- Bedroom One**
18'3" x 12'11" (5.55 x 3.93)
- Bedroom Two**
14'9" x 12'2" (4.50 x 3.70)
- Bedroom Three**
11'8" x 10'11" (3.55 x 3.33)
- Bedroom Four**
16'6" x 9'9" (5.04 x 2.96)
- Bedroom Five**
15' x 10'2" (4.58 x 3.09)
- Bathroom**
8'5" x 7' (2.56 x 2.13)
- Shower Room**
13'2" x 6'7" (4.00 x 2.02)
- WC**
6'7" x 5'1" (2.01 x 1.56)

Services

All main services connected.

Local Authority

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

Tenure

Freehold

Current Council Tax Band: G

EPC Rating: E

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		60 D
39-54	E	39 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). © n̄checom 2025. Produced for Colebrook Sturrock 2014 Limited. REF: 1263929

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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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