



1 The Terrace The Street Postling Hythe Kent CT21 4EX
Guide £495,000

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1 The Terrace

The Street Postling Hythe

A lovely double fronted Victorian cottage having much character and set in the heart of this picturesque hamlet. Benefits include off road parking, large rear garden and delightful outlook across farmland.

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 local amenities. Lyminge includes a doctors' surgery, 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

No. 1 is an utterly charming period cottage, part of a small row of three similar properties dating back to 1873, featuring mellow brick elevations beneath traditional tiled roof slopes. Deceptively spacious, the property has been well maintained throughout and offers comfortable, characterful living.

The accommodation includes an entrance storm porch opening into an impressive living room, which flows into a kitchen/dining area defined by return worktops that naturally separate the space. The kitchen is fitted with a range of Shaker-style units and integrated appliances, including white goods

and a Montpellier cooker with five-ring induction hob, complemented by stainless steel splashbacks and an extractor fan. A glazed, pitched-roof conservatory extends from the sitting room, providing further ground floor living space.

Upstairs, there are two double bedrooms and a family bathroom with a matching three-piece suite.

For reference, a lapsed planning consent from 2010 permitted the erection of a first-floor rear extension, offering potential for future development subject to renewed approval.

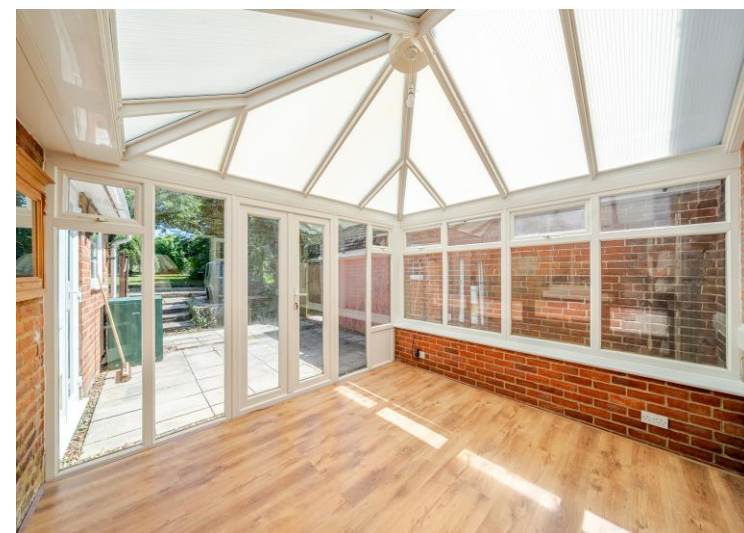
Outside

The rear garden is of an excellent size and enjoys views over open farmland and rolling countryside, creating a truly idyllic setting. Mainly laid to lawn, the garden features well-stocked borders with mature trees and planting, offering both privacy and seasonal interest. A paved patio area sits directly behind the property, with steps leading up to a raised decking area.

There is also a right of way for the neighbouring property, with a walkway leading to the side. At the front, the cottage is set back from the road behind a gently sloping lawn, bordered by a small hedgerow and planting, with a shingled area providing off-road parking.

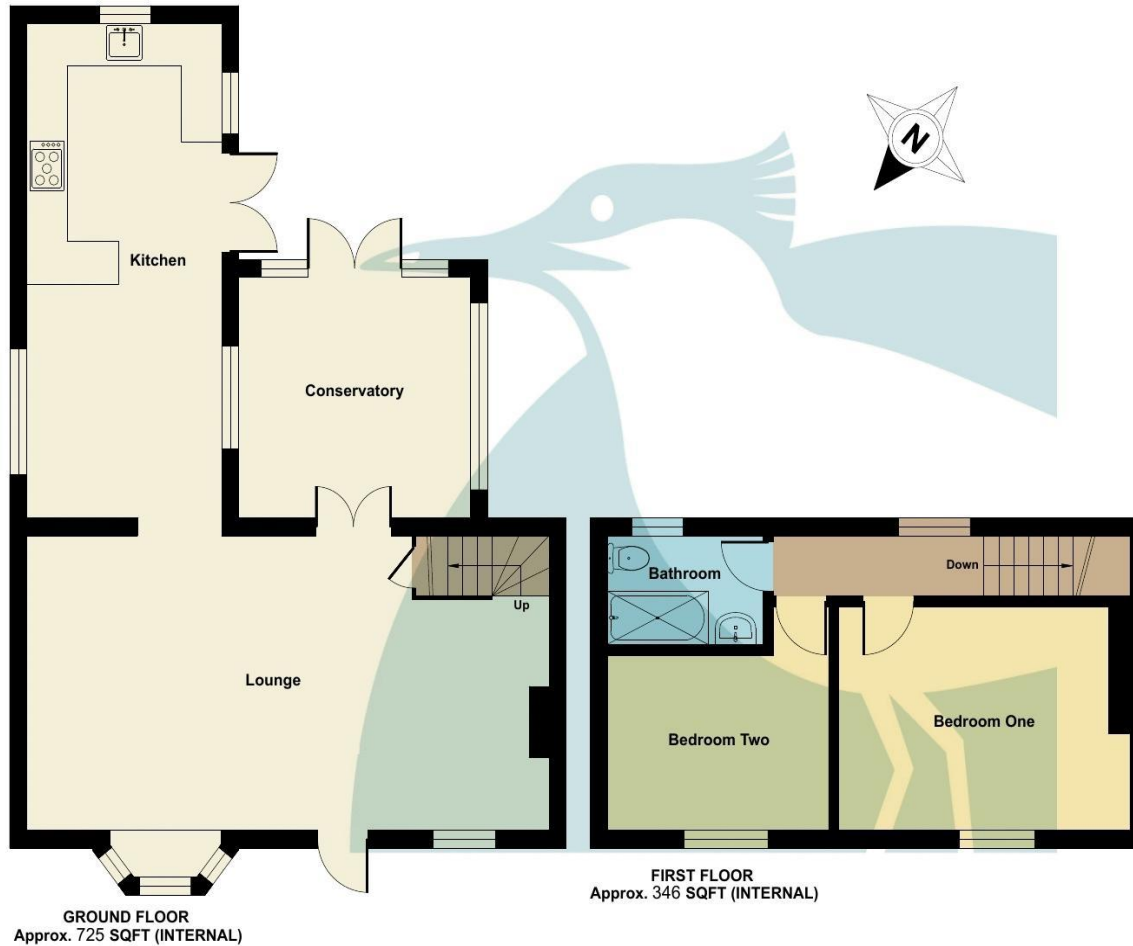
Services

We understand electricity, LPG Gas and oil fired central heating.



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Total Approximate Area = 1071 sq ft / 99.4 sq m
For identification only - Not to scale



Bathroom
7'11 x 5'3 (2.42 x 1.59)
Lounge
25'6 x 13'7 (7.77 x 4.14)
Kitchen
22'10 x 9'6 (6.95 x 2.90)
Conservatory
11'4 x 11'1 (3.45 x 3.38)
Bedroom One
14'2 x 10'2 (4.33 x 3.09)
Bedroom Two
10'11 x 10'2 (3.34 x 3.11)

Local Authority

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

Tenure

Freehold

Current Council Tax Band: D

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		96 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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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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