



49 High Street, Hythe, Kent CT21 5AD



**THE SHED,
BARTHOLOMEW STREET, HYTHE**

**£235,000 Freehold
NO ONWARD CHAIN**

The subject of a recent refurbishment for the current owners, finished to an exacting standard with impeccable attention paid to every detail, this enchanting period cottage enjoys a ground floor studio/living space and bathroom, the open concept first floor with kitchen/living and sleeping spaces. Pretty courtyard garden. EPC D



**The Shed,
Bartholomew Street, Hythe CT21 5BS**

**Ground Floor Studio/Living Space, Bathroom,
First Floor Kitchen/Dining/Living Space with Bedroom Area,
Courtyard Garden**

DESCRIPTION

In the heart of the conservation area, moments from all of the wonderful amenities Hythe enjoys, this unique period property has been thoughtfully remodelled and refurbished for the current owners. The result is an exquisitely detailed, bijoux residence offering versatile accommodation designed to enhance a modern lifestyle.

The accommodation comprises a generous ground floor studio/living space and a sumptuous bathroom with a copper, roll top bath. The first floor comprises a wonderful open concept loft style living space incorporating an excellent kitchen, living/dining area and a cleverly designed sleeping space partially screened by a half height partition wall which also has provision for a wall mounted TV.

To the rear of the property there is a south facing courtyard garden enjoying a pleasing outlook over historic Kent peg tiled rooftops. On street parking is usually readily available.

SITUATION

Bartholomew Street is conveniently situated in the heart of the conservation area, just behind the bustling High Street, with its range of interesting independent shops, boutiques, restaurants and cafes. The town is also well served by 4 supermarkets (including Waitrose, Sainsburys and Aldi), doctors surgeries, etc. The attractive, unspoilt seafront and picturesque Royal Military Canal are only a little further and there are a variety of sports and leisure facilities in the vicinity, including 2 golf courses and the Hotel Imperial Leisure Centre.

The area is fortunate in having particularly good communications with a mainline railway station in Saltwood (Sandling 3 miles) and access to the M20 (Junction 11 4 miles). The High Speed Link rail service to Stratford and St Pancras is available from Folkestone West (5 miles) and Ashford International (10 miles), with journey times of 53 and 37 minutes respectively. The Channel Tunnel Terminal is a little over a mile away and the ferry port of Dover is 12 miles distant. (All distances are approximate.)

The accommodation comprises:

LIVING SPACE

Entered via a timber panel door with timber framed and double glazed window to side, painted floor in a geometric design, high level coat pegs and shelving, exposed brick wall, ledge and braced door to:

INNER HALLWAY

Herringbone tiled floor, staircase to first floor, access to understairs storage cupboard, stable door to rear courtyard, electric heater, door to:





BATHROOM

Freestanding twin-ended copper bath with wall-mounted mixer tap and handheld shower, stone washbasin set on an antique mirrored cabinet with mixer tap, low level WC, herringbone tiled floor, exposed brick feature wall, leaded and stained glass window to inner hallway, extractor fan, heated ladder rack towel rail.

FIRST FLOOR OPEN PLAN KITCHEN/LIVING/ BEDROOM SPACE

With polished timber floorboards throughout, set beneath a vaulted ceiling with two double glazed Velux roof lights, the **kitchen/living area** with a range of bespoke cabinets incorporating integrated electric oven and glass fronted fridge together with a flight of drawers, square-edged woodblock work surfaces, inset with sink with mixer tap and two burner induction hob, pair of wall-light points, angled timber-framed and double glazed window to rear, electric heater, purpose-built screen concealing, **bedroom area** with floor-to-ceiling, angled, timber-framed and double-glazed window to front overlooking Bartholomew Street and housing an electronically operated bed incorporating storage (available by a separate negotiation).

COURTYARD GARDEN

The courtyard garden enjoys a southerly aspect and is paved for eaves of maintenance with a pleasant rooftop aspect to the rear.

EPC Rating Band D

COUNCIL TAX

Band A approx. £1,671.16 (2026/27)
Folkestone & Hythe District Council.

VIEWING

Strictly by appointment with **LAWRENCE & CO, 01303 266022.**



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The Shed, Bartholomew Street, Hythe

Approximate Gross Internal Area :-
Ground Floor :- 24.70 sq m / 266 sq ft
First Floor :- 24.70 sq m / 266 sq ft
Total :- 49.40 sq m / 532 sq ft

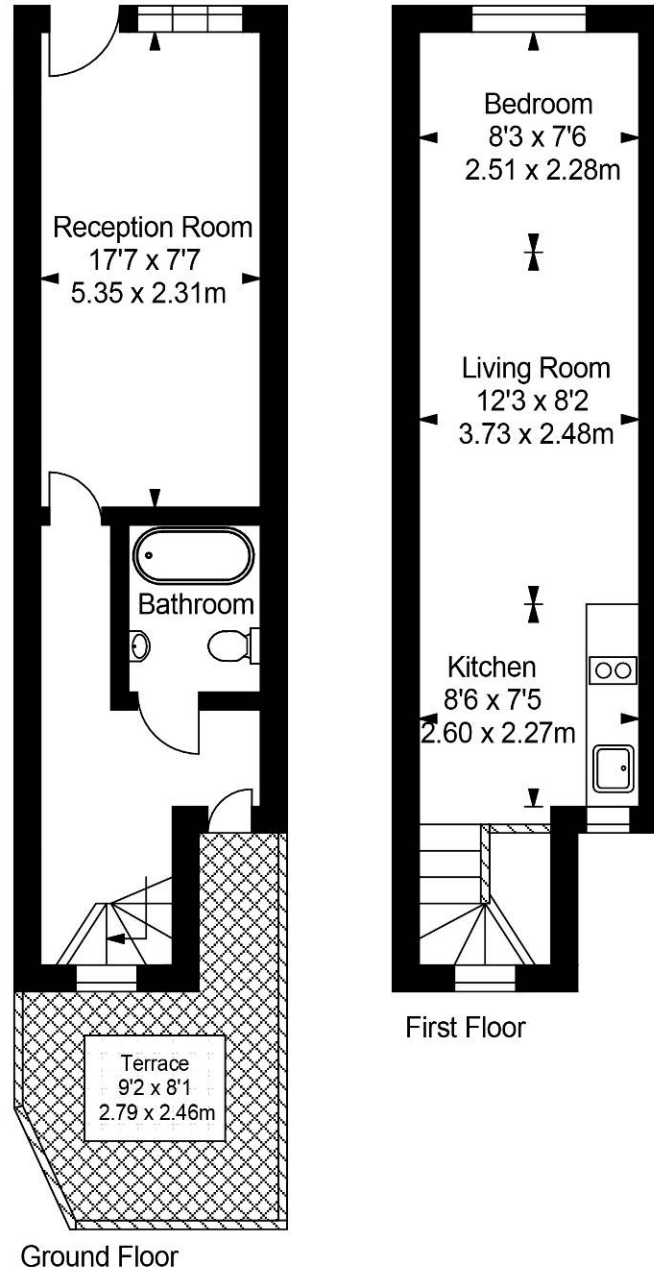


Illustration for identification purposes only, measurements are approximate, not to scale.
floor plan by: www.creativeplanettk.com