



49 High Street, Hythe, Kent CT21 5AD



**30 BARTHOLOMEW STREET,
HYTHE**

£625,000 Freehold

A beautiful period home with a contemporary edge within the heart of Hythe. The house has been fully refurbished and offers impeccably presented accommodation over three floors, totalling circa 1500 sq ft with 3 reception rooms, a study, kitchen, 3 double bedrooms and 2 shower rooms. Secluded garden, garage. EPC E



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**30 Bartholomew Street,
Hythe CT21 5BT**

**Entrance Vestibule, Inner Hall, Utility Room, Sitting Room, Study,
Dining Room, Kitchen, Garden Room, Bedroom, Shower Room,
Two Further Bedrooms, Shower Room,
Generous Garage, Secluded Garden**

DESCRIPTION

This unique period house has been the subject of an extensive programme of repair and refurbishment for the current owners in recent years who have completed the project to a high standard with meticulous attention to every detail.

Set beneath a Mansard roof, the handsome ragstone façade incorporates a pretty entrance door with astragal glazed fanlight above opening to an entrance hall which leads to the utility room and to the dual aspect sitting room with parquet flooring and cosy wood burning stove. Beyond this is the study. The first floor comprises a dining room beyond which is the sleek modern kitchen leading to the garden room which unites the space with the garden. There is also a bedroom and a shower room. The second floor comprises two double bedrooms and a shower room.

The house enjoys a pretty courtyard garden with steps ascending to the main garden which is delightfully secluded with mature planting affording a great deal of privacy making it the perfect environment for alfresco dining and entertaining. In addition, the house enjoys the unusual advantage of a generously sized garage just along the road, a distinct benefit in this prime central location.

SITUATION

Bartholomew Street is situated within the desirable Conservation Area of the town, just behind the bustling High Street, with its range of interesting shops, boutiques, restaurants and cafes, together with 4 supermarkets (including Waitrose, Sainsburys and Aldi), doctors surgeries, etc.

The attractive, unspoilt seafront and picturesque Royal Military Canal are a short walk away together with a variety of sports and leisure facilities, including 2 golf courses, swimming pool, cricket, squash, bowls and lawn tennis clubs together with the Hotel Imperial Leisure Centre. The educational facilities in the area are excellent with highly regarded primary and secondary schools nearby and both boys and girls Grammar Schools in Folkestone.

The area is fortunate in having particularly good communications with a main line railway station in Saltwood (Sandling 2 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 just over 3 miles away and the ferry port of Dover 12 miles away. (All distances are approximate).

The accommodation comprises:

ENTRANCE HALL

Entered via a timber panelled and glazed door with decorative fan light above, coved ceiling, obscured glazed door to:

INNER HALLWAY

Recessed lighting, column radiator, door to sitting room, door to:

UTILITY ROOM

Woodblock worktop with space and plumbing beneath for washing machine, extractor fan.

SITTING ROOM

A generous space spanning the full depth of the property with polished parquet flooring throughout in a herringbone design, recessed Morso woodburning stove over a slate hearth, access to deep under stairs storage cupboard, coved ceiling, suspended double glazed bay window to front, double glazed window overlooking the courtyard garden to the rear, column radiators, door giving access to staircase to 1st floor and door to:

STUDY

Polished parquet flooring in a herringbone design, built-in book shelving, double glazed window and door overlooking the courtyard garden, column radiator.

FIRST FLOOR LANDING/DINING ROOM

Staircase continuing to 2nd floor, timber effect flooring, pair of wall light points, coved ceiling, double glazed window to rear overlooking the garden, column radiator, doors to bedroom, shower room and:

KITCHEN

Well fitted with a comprehensive range of base cupboard and drawer units in a sleek contemporary style incorporating deep pan drawers and integrated dishwasher, square edged wood block work surfaces inset with stainless steel sink and drainer unit with mixer tap and multi point Bosch induction hob with Bosch stainless steel and illuminated extractor hood above, integrated

eyelevel double oven/combi microwave oven, recess for freestanding fridge/freezer, timber effect flooring, recessed lighting, double glazed window to side overlooking the garden, glazed door to:

THE GARDEN ROOM

Timber effect flooring, double glazed roof light, pair of wall light points, double glazed sliding patio doors opening to and overlooking the garden, column radiator, folding doors giving access to:

BOILER ROOM

Worcester wall mounted gas fired boiler, pressurised hot water cylinder.

BEDROOM

Coved ceiling, double glazed window to front enjoying a pleasant open aspect, column radiator.

SHOWER ROOM

Well fitted with a contemporary suite comprising twin sized tiled walk-in shower enclosure with thermostatically controlled shower, wash basin with vanity drawer below, mixer tap and mirrored upstand, close coupled WC, timber effect flooring, obscured double glazed window to side, extractor fan, heated ladder towel rail.

SECOND FLOOR LANDING

Recessed lighting, roof light, doors to:

BEDROOM

Full wall of built-in wardrobe cupboards concealed by sliding doors, coved ceiling, double glazed window to front enjoying a pleasant open aspect over rooftops and with views of the sea, column radiator.

BEDROOM

Range of built in wardrobe cupboards concealed by sliding doors, coved ceiling, double glazed windows to side and rear overlooking the garden, column radiators.





SHOWER ROOM

Well fitted with a contemporary suite comprising twin sized tiled walk-in shower enclosure fitted with thermostatically controlled shower, wash basin with vanity drawer below, mixer tap and mirrored upstand, close coupled WC, timber effect flooring, extractor fan, access to loft space, obscured double glazed window to side, heated ladder rack towel rail.

OUTSIDE

To the front of the property is a raised bed planted with ornamental grasses and seasonal bulbs alongside which are a flight of steps giving access to the front door.

COURTYARD

The pretty courtyard incorporates a log store and a flight of steps leading to the:

REAR GARDEN

The garden to the rear of the property provides a lovely secluded environment for alfresco dining and entertaining being largely paved for ease of maintenance surrounded by deep borders planted with a variety of shrubs, herbaceous and other plants including helebore, ferns, tree peony, euphorbia, a palm, ceanothus and an attractive specimen mimosa.

EPC Rating Band E

COUNCIL TAX

Band D approx. £2299.66 (2024/25)
Folkestone & Hythe District Council.

VIEWING

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



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30 Bartholomew Street, Hythe

Approximate Gross Internal Area :-

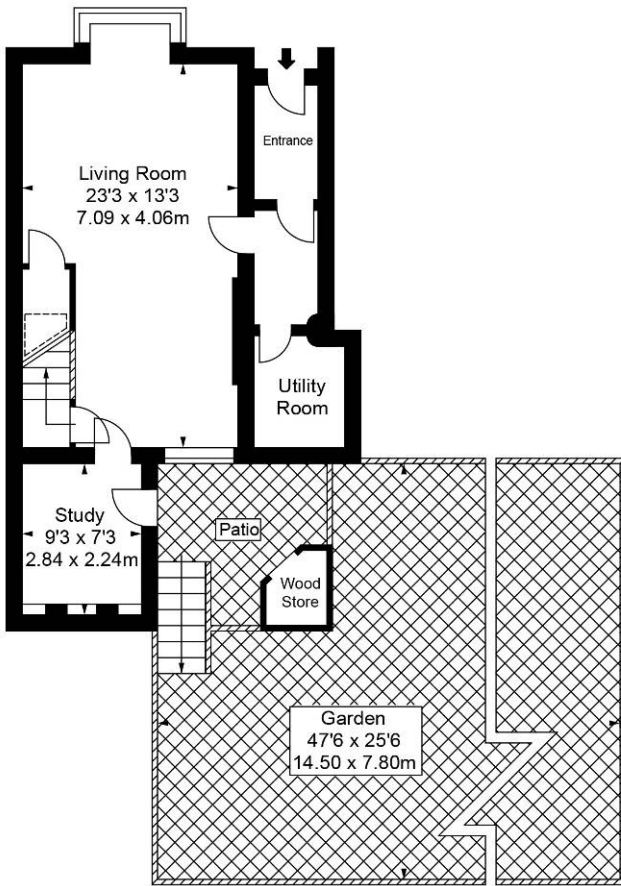
Ground Floor :- 48.47 sq m / 522 sq ft

First Floor :- 52.67 sq m / 567 sq ft

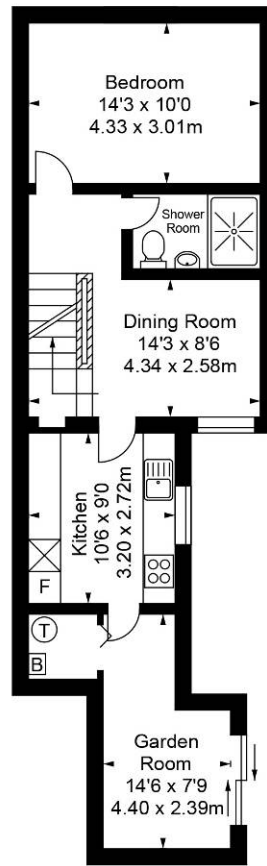
Second Floor :- 41.47 sq m / 446 sq ft

Garage :- 21.66 sq m / 233 sq ft

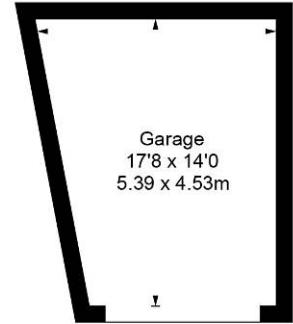
Total :- 164.24 sq m / 1768 sq ft



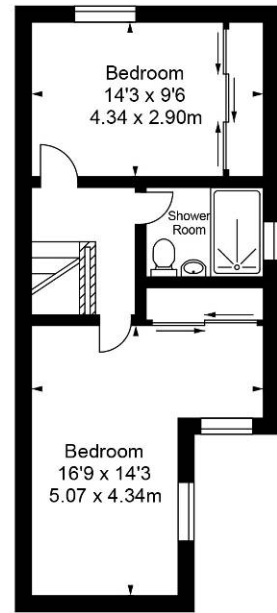
Ground Floor



First Floor



Garage



Second Floor

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