



49 High Street, Hythe, Kent CT21 5AD

NO ONWARD CHAIN



**SMUGGLERS END,
9 CHURCH HILL, HYTHE**

**£465,000 Freehold
GUIDE PRICE**

An enchanting Grade II Listed period cottage situated in an idyllic location on Hythe's picturesque lower hillside, moments from the High Street. Offering versatile 2-3 bedroom accommodation with generous living spaces, a charming and secluded walled garden and the distinct advantage of a garage. No chain.



Smugglers End, 9 Church Hill, Hythe CT21 5BP

**Entrance Hall, Sitting Room, Snug, Dining Room/Bedroom 3, Kitchen,
Utility Room, Cloakroom,
Two Bedrooms (one with en-suite dressing room/study), Bathroom,
Walled Garden, Garage**

DESCRIPTION

Smugglers End is an enchanting Grade II Listed period cottage, believed to date to the mid 19th Century, which sits well on this particularly pretty stretch of Church Hill amidst its equally attractive Georgian, Victorian and Medieval neighbours.

The property offers surprisingly generous accommodation totalling circa 1216 square feet, which is attractively presented throughout although it is fair to say that some cosmetic improvements would be beneficial. There may also be scope to extend to the rear subject to all necessary consents and approvals being obtained. The accommodation comprises a welcoming entrance hall leading to the generous double aspect sitting room which leads to the snug. There is a separate dining room which would serve equally well as a third bedroom. The kitchen leads to a utility room and there is also a cloakroom. On the first floor there are two very comfortable bedrooms both enjoying rooftop views over Hythe, the principal room with en-suite dressing room/study. There is also a full bathroom.

To the rear of the house there is a delightfully secluded, largely walled garden, the perfect environment for alfresco entertaining. The house also enjoys the unusual advantage of a garage en-bloc, with power and electronically operated door, at the foot of the hill.

SITUATION

Forming part of the desirable conservation area on Hythe's picturesque lower hillside, lined with hollyhocks throughout the summer and leading straight down the hill to the town centre, Church Hill leads onto Great Conduit Street (Hythe's shortest road) and directly into 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. Schools are also excellent with Hythe Bay C of E Primary, Saltwood C of E Primary, St Augustines Catholic Primary & Brockhill Park Performing Arts College all being accessible. There are also two highly regarded Grammar Schools in Folkestone with a regular bus service providing access to both. 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 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 painted timber door, staircase to first floor with moulded handrail, block and turned banister rails and terminating in a coordinating newel post, former fireplace recess with Georgian style hob grate, wall light points, sash window to front, radiator, doors to inner hall and:

SITTING ROOM

Of a generous size with fireplace recess housing freestanding coal effect gas fired stove, access to under stairs storage cupboard, recessed angle poised lighting, wall light points, two sash windows to front, further sash window to the side, radiators, door to:

SNUG

Recessed angle poised lighting, shelved recess to side of chimney breast, ledge and braced door to side, sash window to side, radiator, door to:

KITCHEN

Fitted with a range of base cupboard and drawer units incorporating recess for freestanding fridge, roll top work surfaces inset with stainless steel sink and drainer with mixer tap and four burner electric hob, tiled splashbacks, range of coordinating wall cupboards, integrated eye-level oven, timber effect flooring, glazed door and window to:

REAR LOBBY/ UTILITY ROOM

Base cupboard with recess to side and plumbing for washing machine beneath a roll-top work surface with tiled splashback, timber effect flooring, built-in storage cupboard, stable door with windows to either side opening to and overlooking the rear garden, radiator, door to:

INNER HALL

Door returning to entrance hall, door to cloakroom and steps up to:

DINING ROOM

Window to side, overlooking the garden, radiator.

CLOAKROOM

Low level WC, pedestal washbasin with tiled splashback, timber effect flooring.

FIRST FLOOR LANDING

Doors to:

BEDROOM

Built-in wardrobe cupboards to either side of the chimney breast, pair of wall light points, sash window to side enjoying pleasant rooftop views over Hythe, sash window to front, radiators, door to:

DRESSING ROOM/STUDY

Built-in wardrobe cupboards, sash window to front, radiator.

BEDROOM

Built-in wardrobe cupboard, pair of wall light points, sash window to side enjoying pleasant rooftop views over Hythe, radiator.

BATHROOM

Panelled bath, tiled shower enclosure with Mira shower, low level w.c., pedestal washbasin, walls tiled to half height, wall mounted Viessmann gas-fired boiler with storage cupboard beneath, two obscured windows to rear, radiator.

WALLED GARDEN

The garden to the rear of the property is largely enclosed by a combination of brick-built and ragstone walls together with close-boarded timber-panelled fencing. It is approached via a flight of steps from the back of the house, which lead to a paved pathway of serpentine form which leads to a side gate returning to Church Hill. Steps lead up to a circular granite set paved terrace to the side of which is a circular area of lawn and there are various borders stocked with a variety of shrubs, herbaceous and other plants including viburnum, choisya, peony, agapanthus, irises, phlox, and Armandii clematis.



GARAGE

A generously sized single garage en-bloc situated opposite the foot of the hill, supplied with power, lighting and benefitting from an electronically operated roller door to the front.

COUNCIL TAX

Band C approx. £2,141.43 (2025/26)
Folkestone & Hythe District Council.

VIEWING

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



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Smugglers End, Church Hill, Hythe, CT21

Approximate Gross Internal Area :-
Ground Floor :- 67.61 sq m / 727 sq ft
First Floor :- 45.46 sq m / 489 sq ft
Total :- 113.07 sq m / 1216 sq ft

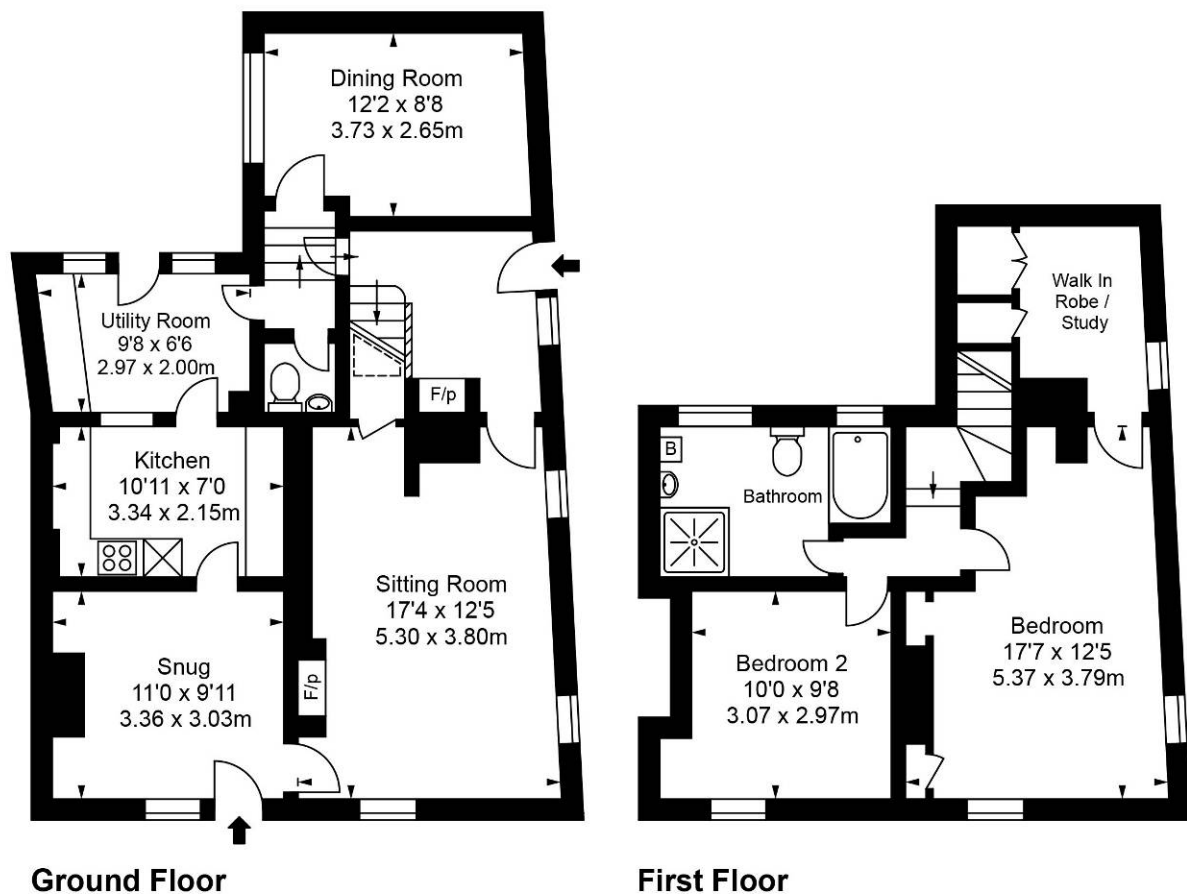


Illustration for identification purposes only, measurements are approximate, not to scale.
floor plan by: www.creativeplanettk.com