



49 High Street, Hythe, Kent CT21 5AD



## **HOLLYBUSH COTTAGE STONE STREET, LYMPNE**

**£795,000 Freehold**

A stunning detached house in a sought after location offering beautifully presented and spacious accommodation. Comprising two reception rooms, kitchen/breakfast room, utility room, cloakroom, four bedrooms, three bathrooms, games room, garage, off-road parking and delightful rear garden. EPC C.



**Hollybush Cottage  
Stone Street  
Lympne  
CT21 4LD**

**Entrance Hall, Sitting Room, Dining Room, Kitchen, Utility Room, Cloakroom,  
Four Bedrooms (two en-suite), Jack & Jill Bathroom,  
Games room/Occasional Bedroom,  
Garage, Off-Road Parking  
Front & Rear Gardens**

**DESCRIPTION**

Hollybush Cottage is a well situated detached family home offering generously proportioned accommodation, rich in original charm and character, with the earliest part of the property dating to circa 1800. Finished to an exceptionally high standard, the interiors are thoughtfully designed to complement and enhance modern living.

The accommodation includes a welcoming entrance hall, a spacious sitting room with doors opening onto the garden, a sleek contemporary kitchen with integrated appliances, a dining room, utility room, and cloakroom. On the first floor the principal bedroom benefits from an en-suite shower room, accompanied by three further double bedrooms one also with an en-suite, while the remaining two are served by a Jack and Jill bathroom.

Set within a generous plot, the property provides ample off-road parking, a large integral garage, and above it a large games room or occasional bedroom and offering potential for a self-contained annexe with its own entrance (subject to the necessary consents). To the rear, a delightful garden features an expansive lawn and a substantial stone-paved terrace, creating an ideal setting for relaxation and alfresco dining.

**SITUATION**

The property is situated on Stone Street, close to the centre of the popular village of Lympne with its newsagent/post office, church, village hall, pub and Castle (the historic Lympne Castle which has a bar and restaurant open to the public). There is a popular village primary school and bus stops nearby provide easy access to secondary schools in Folkestone and Hythe.

The Cinque Ports Town of Hythe, approximately 3 miles distant, provides a wide range of amenities including 4 supermarkets (including Waitrose, Sainsburys and Aldi), a vibrant High Street with various independent shops, boutiques, cafes and restaurants, together with a selection of sports and leisure facilities, golf courses, swimming pool, etc.

The motorway network (M20 Junction 11) is within a short driving distance of the property (approx 3 miles), the Channel Tunnel Terminal (4 miles), the ferry port of Dover (10 miles) and Ashford International Passenger Station (12 miles). There is also a main line railway station at Westenhanger (1 mile) down the road, with regular commuter services to London and the High Speed Link trains are available at Folkestone (West or Central) or Ashford.



The accommodation comprises:

### **ENTRANCE HALL**

Entered via a timber panelled door with obscured double glazed full height windows to either side, staircase to first floor, recessed lighting, contemporary vertical radiator, doors to kitchen, dining room & cloakroom, doors to:

### **SITTING ROOM**

Double glazed casement doors opening to and overlooking the garden & full height double glazed windows to either side, further double glazed windows to rear and front, four wall light points, radiators, engineered oak flooring, door to Inner hall (giving access to the first floor games room/occasional bedroom and personal door to garage).

### **DINING ROOM**

Attractive original brick-built fireplace with provision for an open fire on a slate hearth, double glazed window to front, exposed beams, radiator, door to front, open through to:

### **KITCHEN/BREAKFAST ROOM**

Well fitted with a range of base cupboards and deep pan drawers incorporating integrated dishwasher, Corian worksurfaces inset with moulded sink with mixer tap and grooved drainer to side, Bosch Induction hob with extractor hood above, coordinating full height cupboards incorporating integrated fridge, freezer and double oven, coordinating island/breakfast bar, double glazed window to front and side, Karndean flooring, recessed lighting, radiator, door to:

### **UTILITY ROOM**

Base cupboards incorporating integrated washing machine and tumble dryer, Corian worksurface inset with moulded sink with mixer tap and grooved drainer to side, coordinating wall cupboards, tiled splashbacks, double glazed window to side, access to loft space, Karndean flooring, radiator, door to:

### **REAR VESTIBULE**

Access to cupboard housing the gas boiler and hot water cylinder, tiled floor, recessed light, double glazed door to rear garden.

### **CLOAKROOM**

Low-level WC, wall hung wash basin, tiled walls, tiled floor.

### **INNER HALL**

Timber panelled door to front with obscure glazed window to side, engineered oak flooring, staircase to:

### **GAMES ROOM/OCCASIONAL BEDROOM**

Pair of double glazed dormer windows to front, Velux windows, recessed lighting, radiator.

### **FIRST FLOOR LANDING**

Access to loft space, Velux window over stairwell, radiator, doors to:

### **PRINCIPAL BEDROOM**

Pair of double glazed windows to rear, radiator, two Wall light points, door to:

### **EN-SUITE BATHROOM**

Panelled bath with mixer tap, shower enclosure was thermostatically controlled shower, low level WC, wall hung wash basin, extractor fan, recessed lighting, obscure double glazed window to side, heated ladder towel rail.

### **BEDROOM**

Fitted wardrobes, coordinating dressing table, double glazed window to front and side, access to loft space, door to:

### **EN-SUITE BATHROOM**

Panelled bath with mixer tap and handheld shower attachment, low-level WC, pedestal wash basin, heated ladder towel rail, tiled floor, obscure double glazed window to side, recessed lighting, extractor fan, door to landing.

### **BEDROOM**

Pair of double glazed windows to rear, radiator, door to:



### EN-SUITE SHOWER ROOM

Shower enclosure with thermostatically controlled shower, low level WC, pedestal wash basin, recessed lighting, extractor fan, heated ladder rack towel rail.

### BEDROOM

Fitted Wardrobe cupboards, wash basin with mixer tap, double glazed windows to front and rear, radiator.

### OUTSIDE

#### REAR GARDEN

Directly to the rear and spanning the width of the property is a stone paved terrace, a small flight of steps leads a generous expanse of lawn, well enclosed by a mixture of close boarded timber panelled fencing and mature shrubs. Also incorporated in the garden is high-level pond and a large timber framed shed. A timber gate gives access to the front of the property.

### FRONT GARDEN

To the front of the property there is a generous block paved driveway providing ample off-road parking and access to the garage.

### GARAGE

Pair of timber doors to front, power and light, fitted cupboards with worksurfaces over, pair of double glazed windows to rear, personal door to inner hall.

### EPC Rating Band C

### COUNCIL TAX

Band E approx. £2933.62 (2025/26)  
Folkestone & Hythe District Council.

### VIEWING

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





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Hollybush Cottage, Stone Street, Lympne, CT21 4LD

Approximate Gross Internal Area :-  
Ground Floor :- 136.47 sq m / 1469 sq ft  
First Floor :- 119.94 sq m / 1291 sq ft  
Total :- 256.41 sq m / 2760 sq ft

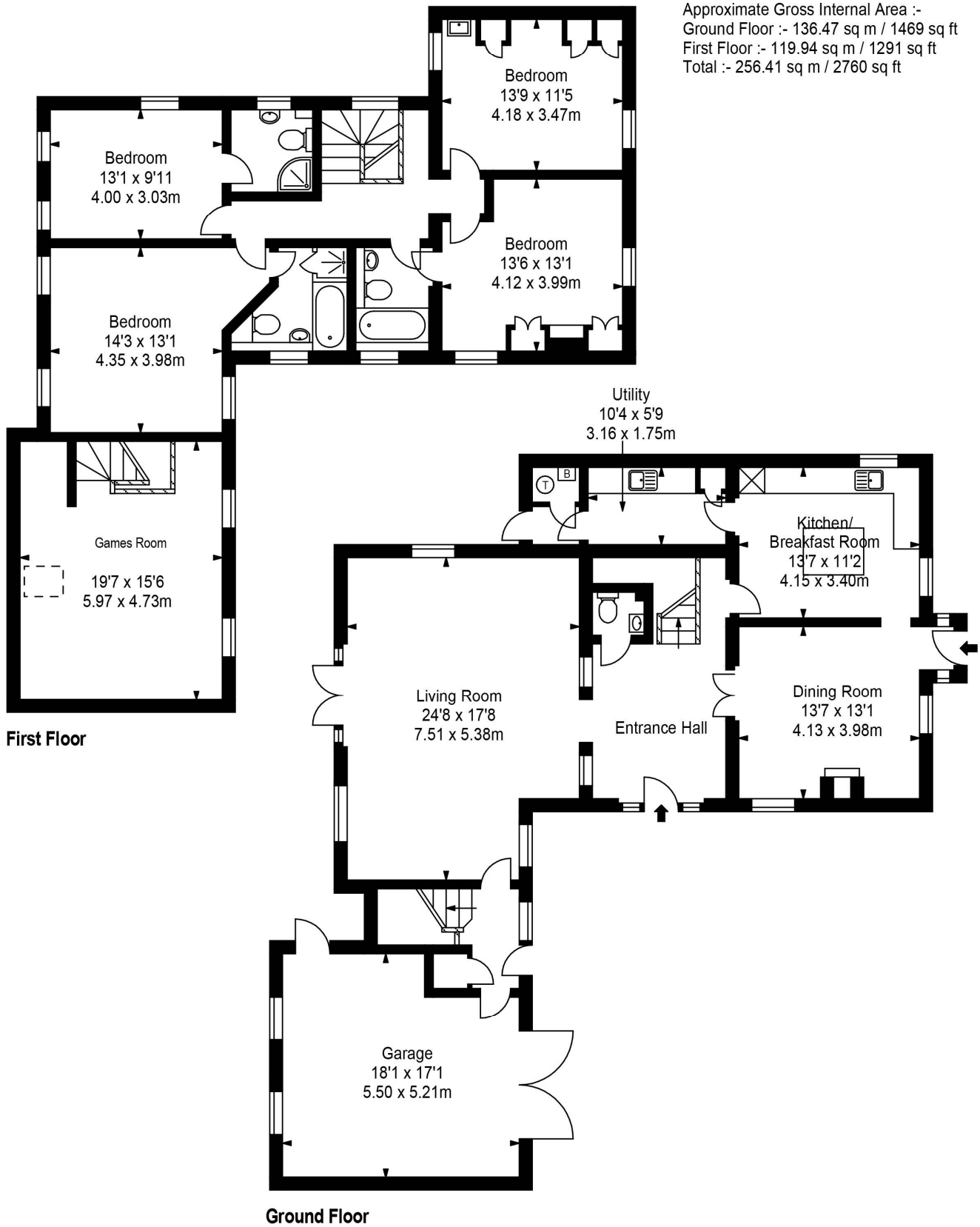


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floor plan by: [www.creativeplanettk.com](http://www.creativeplanettk.com)