



49 High Street, Hythe, Kent CT21 5AD



**BAY TREE HOUSE,
31 DYMCHURCH ROAD, HYTHE**

£695,000 Freehold

An enchanting Grade II Listed period property which has been lovingly restored and thoughtfully extended to provide beautifully presented, versatile accommodation arranged over 4 floors including 4 reception areas, a stunning kitchen, 3 bedrooms and two bath/shower rooms. South facing garden, parking.



Bay Tree House, 31 Dymchurch Road, Hythe CT21 6JE

Ground Floor:- Entrance Hall, Sitting Room, Dining Room, Kitchen, Utility Room, Morning Room, Summer Room, Cloakroom,

Lower Ground Floor:- Cinema Room/Third Bedroom,

First Floor:- Principal Bedroom, En-Suite Shower Room,

Second Floor:- Bedroom 2, Bathroom,

Garden and Parking To Front, South Facing Garden, Courtyard and Studio To Rear

DESCRIPTION

On the market for the first time in over 22 years, a beautifully restored Grade II listed four-storey townhouse, thoughtfully extended and sympathetically presented to combine elegant period character with carefully integrated contemporary elements. The property retains a wealth of original architectural features and period detailing, while recent improvements have introduced modern comfort and practicality. Of particular note is the contemporary kitchen and adjoining utility room with integrated appliances, Lacanche stove and quartz worktops, designed to contrast with the historic fabric of the house while providing a stylish and highly functional space.

The accommodation is arranged over four floors and offers a versatile and well-balanced layout. The principal reception spaces include an elegant sitting room and formal dining room, ideal for both everyday living and entertaining. A morning room and a stunning light-filled summer room, a thoughtful addition to the property that connects beautifully with the garden. Upstairs are two generous bedrooms, including a principal bedroom with en-suite shower room, together with a beautiful family bathroom. The lower ground floor offers further flexible accommodation, currently arranged as a cinema room/study, which could equally serve as a third bedroom.

Externally, the property benefits from off-street parking to the front, an enchanting inner courtyard garden, ideal for alfresco entertaining and a pretty south-facing garden with a studio and plans approved for the erection of a substantial garden room to the far end.

Enjoying an excellent position overlooking the Royal Military Canal, the house is superbly located for local amenities, countryside walks and transport connections, making it a rare opportunity to acquire a characterful period home in a highly desirable setting.

SITUATION

The property is conveniently situated on Dymchurch Road, a relatively short walk from the town centre with its 4 supermarkets (including Waitrose, Aldi & Sainsburys), range of independent shops and restaurants, doctors surgeries, dentists etc. The Royal Military Canal is opposite the house with pleasant towpath walks and cycle path and the attractive, unspoilt seafront and long pebbly beach is also accessible. There are a wide variety of sporting and leisure facilities in the area, including the Hotel Imperial Leisure Centre, cricket and lawn tennis clubs, 2 golf courses and sailing club. There are many clubs and societies within the town that welcome new members, and a monthly farmers market.

There are bus stops close by with local services to Folkestone, Ashford, Romney Marsh, etc. and Hythe is very conveniently located for easy access to the M20 (Junction 11 - 4 miles), Channel Tunnel Terminal (4 miles), the ferry port of Dover (10 miles) and Ashford International Passenger Station (11 miles). Sandling main line railway station, approximately 2½ miles away on the outskirts of Saltwood, offers regular commuter services to London and High Speed trains to London St Pancras are available from Folkestone and Ashford.

The accommodation comprises:

ENTRANCE HALL

Entered via a timber panelled door with glazed fan light above, staircase to first floor with polished timber moulded handrails, square banister rails and terminating in a turned newel post, column radiator, doors to:

SITTING ROOM

Attractive painted timber fireplace surround with cast iron and tiled insert, polished timber floorboards, sash window to front with original folding shutters, radiator.

DINING ROOM

Polished timber floorboards, fireplace recess, casement doors with glazed fan light above opening to courtyard to rear, column radiator, doorway to:

KITCHEN

Well fitted with a comprehensive range of base cupboard and drawer units in a contemporary matt finish incorporating flights of drawers, integrated fridge, dishwasher and freestanding Lacanche powder blue dual fuel range cooker with multipoint gas hob, square-edged quartz worktops undermounted with deep ceramic butler style sink, with mixer-tap and grooved drainer to side, tiled splashbacks, range of coordinating wall cupboards incorporating extractor hood above the range and with concealed lighting beneath, wood effect flooring, pair of sash windows overlooking the courtyard, open plan to:

UTILITY ROOM

Fitted with base cupboards coordinating with those in the kitchen and incorporating integrated wine fridge and provision for washing machine, square edged quartz worktops and upstands with coordinating wall cupboards above incorporating wine rack, wood effect flooring, open plan to:

MORNING ROOM

Wood effect flooring, set beneath a vaulted ceiling, door to cloakroom and glazed double doors to:

SUMMER ROOM

A generous space set beneath a vaulted ceiling with exposed timbers and with triple glazed bi-folding doors opening to the central courtyard garden and further set of triple glazed bi-folding doors opening to and overlooking the rear garden, electric heater.

CLOAKROOM

Low level WC, wash basin with mixer tap and vanity cupboard below, wood effect flooring, obscured window to rear.

CINEMA ROOM/BEDROOM 3

Exposed brick floor, sash window to front, pair of wall light points, column radiator.

FIRST FLOOR LANDING

Staircase continuing to second floor, door to:

PRINCIPAL BEDROOM

A generous space with polished timber floorboards, low-level built-in storage cupboard, secondary glazed sash window to front overlooking the Royal Military Canal, column radiator, door to:

EN-SUITE SHOWER ROOM.

Twin-sized walk-in shower enclosure with thermostatically controlled monsoon shower with separate handheld attachment, wall-hung washbasin with mixer tap and flight of vanity drawers beneath, close-coupled WC, polished timber floorboards, sash window to rear overlooking the garden, column radiator, full wall of built-in wardrobes and storage cupboards, one of which houses a recently replaced gas-fired Ideal Logic boiler.

SECOND FLOOR LANDING

Ladder staircase giving access to roof space, column radiator, built-in storage cupboard, doors to:





BEDROOM

Wall-hung washbasin with mixer tap, secondary glazed sash window to front overlooking the Royal Military Canal and fitted with folding plantation-style shutters, full-wall range of built-in wardrobe cupboards, radiator.

BATHROOM

Timber effect flooring, centrally placed roll top bath raised on claw and ball feet and fitted with mixer tap with hand held shower, pedestal wash basin, low level WC, sash window to rear overlooking the garden, column radiator.

OUTSIDE

FRONT GARDEN

The garden to the front of the property is approached set behind a low ragstone wall and entered via a picket gate opening to a generous double width block paved driveway providing off-road parking for two vehicles via a shared access.

There is side access where there is a timber framed bike store, metal storage shed and bin storage and a further gate giving access to the:

INNER COURTYARD GARDEN

A generous decked terrace offering a delightfully secluded environment for alfresco dining and entertaining, equipped with power and lighting. A decked path leads past the summer room to the:

REAR GARDEN

Which enjoys a southerly aspect and is well enclosed by close-boarded timber panelled fences. Directly to the rear of the summer room is a further decked seating area extending to the remainder of the garden which is laid extensively to lawn, edged by borders well stocked with a variety of shrubs, herbaceous and other plants, including ceanothus, olive Tree, bay, photinia, roses, cordylines, hydrangeas, camellias and various others. Within the garden is a freestanding timber-framed shed, the site of which has

been **granted planning approval** for the erection of a substantial contemporary garden room with bi-folding doors. There is also a **Studio**, which is of timber-framed construction, is fully insulated and wired for lighting, power and electric heating.

COUNCIL TAX

Band D approx. £2409.11 (2025/26)
Folkestone & Hythe District Council.

VIEWING

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



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Dymchurch Road, Hythe

Approximate Gross Internal Area :-
 Basement :- 19.88 sq m / 214 sq ft
 Ground Floor :- 69.68 sq m / 750 sq ft
 First Floor :- 37.72 sq m / 406 sq ft
 Second Floor :- 37.72 sq m / 406 sq ft
 Studio :- 8.73 sq m / 94 sq ft
 Total :- 173.73sq m / 1870 sq ft

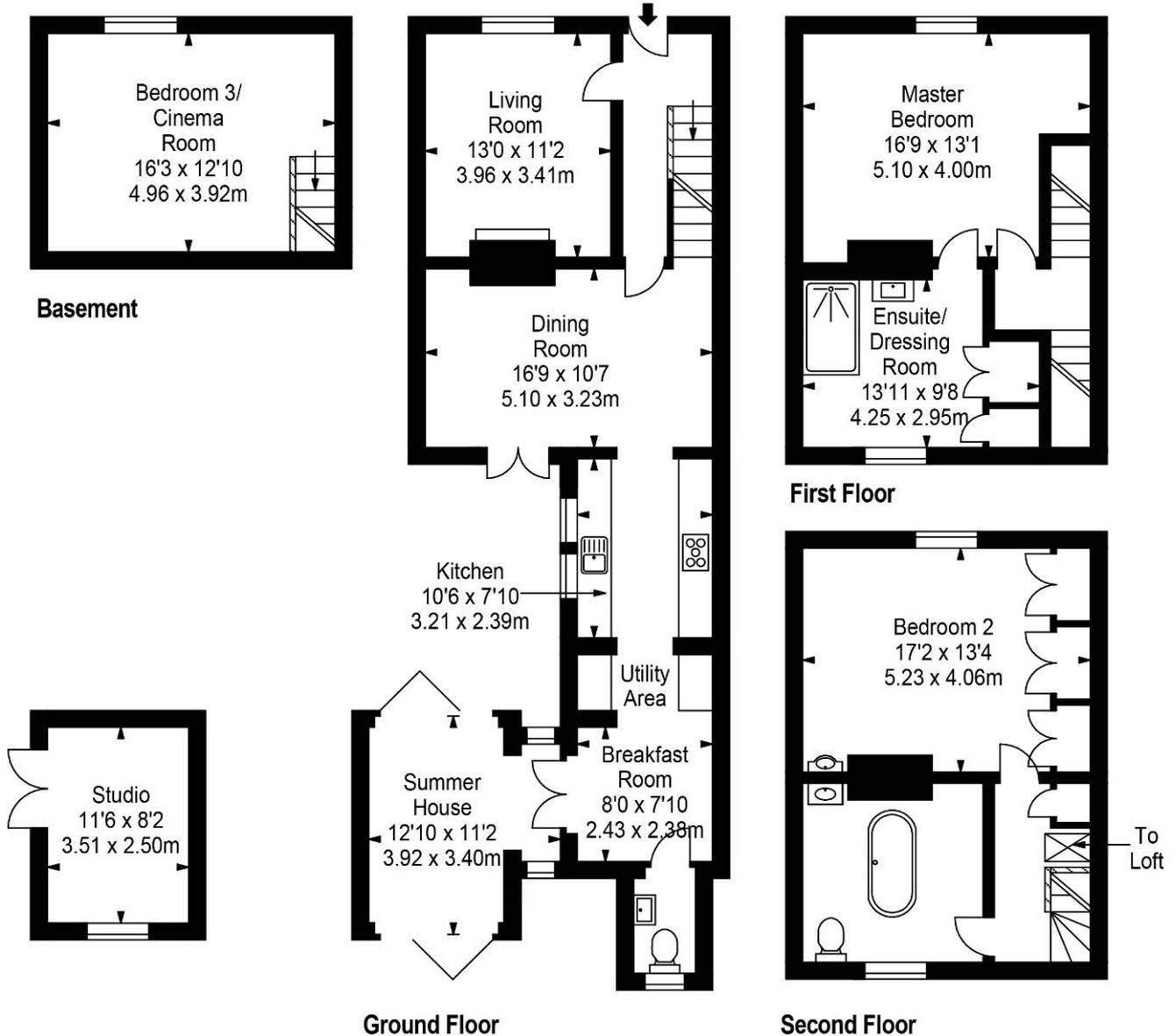


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 floor plan by: www.creativeplanettk.com