



49 High Street, Hythe, Kent CT21 5AD



**THE BEEHIVE,  
10 HIGH STREET, LYDD**

**£475,000 Freehold**

Nestled in the heart of this pretty town, an enchanting Grade II Listed home offering circa 2830 sq ft of versatile accommodation which exudes charm and character throughout. 3 reception rooms, 3 double bedrooms, 2 en-suites, double garage, gated parking and stunning mature gardens. EPC D



# **The Beehive, 10 High Street, Lydd, Romney Marsh TN29 9AJ**

**Entrance Vestibule, Drawing Room, Dining Room, Snug, Kitchen/Breakfast Room, Gym,  
Cloakroom, Spacious Landing, Three Double Bedrooms  
(two with En-Suite Shower Rooms), Bathroom,  
Double Garage, Ample Parking, Delightful Gardens**

## **DESCRIPTION**

An enchanting Grade II listed village house, believed to date to the early 17th Century, rich in charm, character and originality, and lovingly cared for by the present owner for over 40 years. Situated in the very heart of the town, this exceptional period home offers generous and versatile accommodation extending to approximately 2,830 sq ft with a wealth of period features including exposed beams and magnificent inglenook fireplaces, all contributing to the warm and inviting atmosphere that defines the property. The house has clearly been a much cherished home, carefully preserved and sympathetically maintained to retain its unique personality.

The accommodation is both spacious and versatile, arranged to provide an excellent balance of formal reception rooms and comfortable everyday living spaces. The elegant drawing room is a particularly impressive principal reception room, offering generous proportions and a wonderful inglenook fireplace, while the formal dining room provides an ideal setting for entertaining. In addition, a cosy snug offers a more intimate retreat, perfect for relaxed evenings. The recently refitted contemporary kitchen provides an attractive hub for day-to-day living. Upstairs, the property continues to impress with a notably spacious landing which could readily be adapted to create a fourth bedroom, study or additional living space, (subject to any necessary consents and approvals being obtained). There are three generous double bedrooms, two of which benefit from en-suite shower rooms, together with a well-appointed family bathroom.

Outside, the property is approached via a gated driveway, offering privacy and ample off-road parking, as well as access to a detached double garage, also of a generous size. The gardens are a particular highlight of The Beehive being beautifully established and thoughtfully planted for year round interest. Mature planting creates a series of garden rooms with attractive terraces, lawned areas and secluded nooks, perfect for alfresco dining and entertaining throughout the warmer months, all with the backdrop of Lydd's historic All Saints Church.

## **SITUATION**

Lydd is a historic and characterful town situated on the edge of the unique landscape of Romney Marsh, offering a blend of rural tranquillity and coastal charm. Often referred to as one of the original Cinque Ports, the town has a rich maritime heritage and retains a strong sense of community, centred around its striking parish church, All Saints Church, Lydd, sometimes known as the Cathedral of the Marsh.

The town provides a range of everyday amenities including independent shops, cafés, traditional pubs, doctors, dentist and a primary school, while a wider selection of facilities can be found in the nearby towns of New Romney and Rye, both within easy reach. Lydd is also well placed for access to the beautiful coastline at Camber Sands, renowned for its wide sandy beaches and popular for watersports and coastal walks. The surrounding marshland offers miles of open countryside, ideal for walking, cycling and birdwatching. Transport connections are convenient, with mainline rail services available from Ashford, providing high-speed services to London and connections to the wider rail network. Road links via the A259 also provide access along the coast and inland towards Ashford and the motorway network.

The accommodation comprises:

### **ENTRANCE VESTIBULE**

Entered via a ledge and braced door, exposed brick floor, brick arch encompassing former bread oven, doors to drawing room and:

### **SNUG**

Impressive inglenook fireplace set beneath a substantial timber bressummer beam and encompassing a wood-burning stove raised on a brick hearth, wall light points, window to front, radiator, doorway leading to:

### **INNER HALL**

Staircase to first floor, open plan to:

### **DINING ROOM**

Polished brick floor throughout, impressive inglenook fireplace within an exposed brick chimney breast encompassing a large wood-burning stove over a brick hearth, wall light points, access to understairs storage cupboard, two windows and central door opening to and overlooking the rear garden, radiators, doors to kitchen and:

### **DRAWING ROOM**

A particularly generous space with an attractive inglenook fireplace set beneath a substantial timber bressummer beam and encompassing an open fire over a brick hearth, display niche with leaded light doors and cupboard below, wall light points, window and timber panelled and glazed casement doors opening to and overlooking the rear garden, two windows to front, radiators, door to:

### **GYM**

Window to front, radiator, door to:

### **CLOAKROOM**

Low-level WC, pedestal washbasin, tiled walls, window to side, extractor fan, heated ladder rack, towel rail.

### **FIRST FLOOR LANDING**

A generous space with the potential to be divided to create a fourth bedroom, recessed lighting, window to rear, overlooking the

garden, radiator, door giving access to storage cupboard, doors to:

### **BEDROOM**

Door to walk-in storage cupboard fitted with shelving, windows to front and rear overlooking the garden, radiators, door to:

### **EN-SUITE SHOWER ROOM**

A generous space with walk-in twin-sized shower enclosure with monsoon shower, pedestal wash basin, flanked by a pair of wall lights, low-level WC, bidet, window to front radiator.

### **BEDROOM**

Window to rear overlooking the garden, radiator, door to:

### **EN-SUITE SHOWER ROOM**

Twin sized shower enclosure with thermostatically controlled monsoon shower with separate handheld attachment, washbasin with mixer tap and vanity cupboards below, flanked by a pair of wall light points, shaver point, low-level WC, bidet, mirrored alcove, access to deep shelved linen cupboard, housing factory lagged hot water cylinder, window to rear, overlooking the garden, radiator.

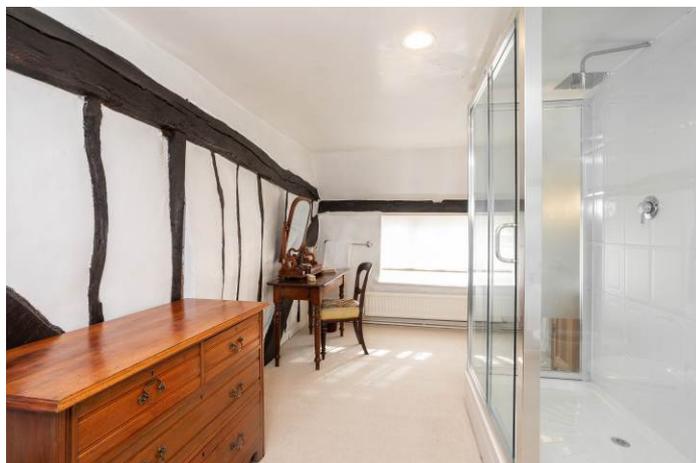
### **BEDROOM**

Former fireplace, access to built-in storage cupboard, window to front, radiator.

### **BATHROOM**

Multi-jet bath with mixer tap and handheld shower, wash basin with mixer tap, vanity cupboards below, wall light point, shaver point, low level WC, bidet, tiled walls, recessed lighting, access to loft space, window to rear overlooking the garden, heated ladder rack towel rail.





## OUTSIDE

A driveway leading to a pair of electronically operated gates with personal gate to side opens to a further generous driveway, providing parking for a number of vehicles and access to the detached double garage. The driveway is edged by a mature yew hedge and leads to the garden. The garden to the rear of the property enjoys a generous split level terrace, backed by an irregular-shaped ornamental pond backed by a waterfall and mature acer and edged by the mature yew hedge which is interspersed with brick piers adding an interesting architectural detail. Within this area is a timber-framed octagonal summerhouse, alongside which a pathway leads beneath a timber-framed pergola set on brick piers and supporting a magnificent mature wisteria. The path meanders through and around the garden, which is edged by borders which are well stocked with a variety of shrubs, herbaceous and other plants including hydrangea, roses, viburnum, mahonia, bay, japonica, fatsia, hellebores, camellia, and skimmia amongst others, together with various specimen trees, including a beautiful specimen magnolia. There's a further paved terrace to the far end of the garden, and a separate secluded spot, beyond which is a small vegetable garden.

## DOUBLE GARAGE

A generous double garage with pair of up and over doors to front, personal door to side, power and light.

## EPC Rating Band D

## COUNCIL TAX

Band E approx. £2,962.39 (2025/26)  
Folkestone & Hythe District Council.

## VIEWING

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

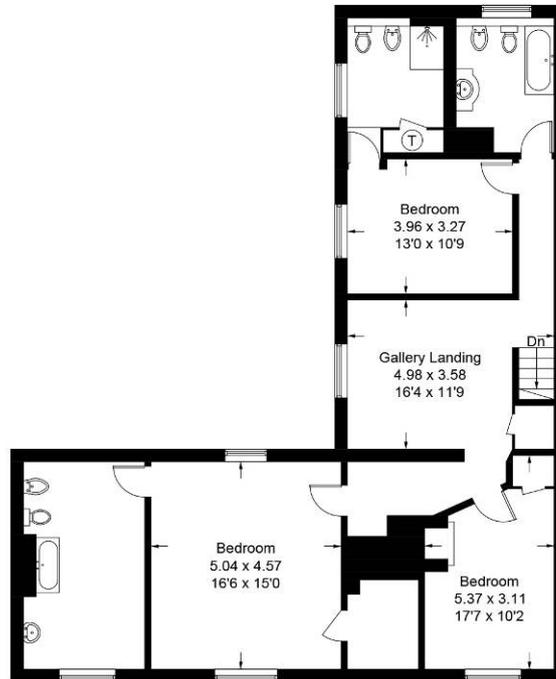


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# Beehive, Lydd, TN29

Approximate Gross Internal Area  
Ground Floor = 146.4 sq m / 1576 sq ft  
First Floor = 116.5 sq m / 1254 sq ft  
Garage = 41.5 sq m / 447 sq ft  
Total = 304.4 sq m / 3277 sq ft  
(Excluding Store Room)



First Floor



Ground Floor

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