



49 High Street, Hythe, Kent CT21 5AD



CASTLE HILL COTTAGE 80 NORTH ROAD, HYTHE

**£375,000 Freehold
No Onward Chain**

An enchanting grade II listed cottage, nestled on Hythe's picturesque hillside & commanding lovely views over St Leonards church, the town and to sea. The property offers attractively presented 2 bedroom accommodation with a wealth of original detail throughout and a charming garden to the rear.



Castle Hill Cottage
80 North Road, Hythe CT21 5DX

**Entrance Hall, Sitting Room, Kitchen/Dining Room,
Two Bedrooms, Bathroom and Attic Room,
Pretty Garden To Rear**

DESCRIPTION

Castle Hill Cottage plays a significant role as part of cluster of period properties within the sought after conservation area on Hythe's picturesque hillside. The property is a quintessential English cottage with an abundance of charm and character throughout. There are a wealth of original features including a lovely inglenook fireplace, some wonderful exposed timbers and other joinery.

The comfortable accommodation includes a sitting room with an inglenook fireplace, kitchen/dining room, 2 bedrooms and a bathroom. There is also a useful attic room.

The kitchen has a pretty stable door opening to a brick pathway leading up to the garden which terminates in an elevated terrace from where stunning views over the town and to the sea can be enjoyed.

SITUATION

A desirable location within the sought after conservation area on Hythe's picturesque lower hillside. Church Hill, opposite the property, is lined with hollyhocks throughout the summer and leads 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 ledge and braced door, wall light point, staircase to first floor, radiator concealed by decorative cover, door to:

SITTING ROOM

Inglenook style fireplace set beneath a timber bressummer beam with exposed brickwork and log effect gas fire above a tiled hearth, painted timber floorboards, exposed timbers to one wall and ceiling, window to front fitted with folding shutters and enjoying a pleasant open aspect towards St Leonard's Church and with views of the sea, window seat, radiator, door to:

KITCHEN/BREAKFAST ROOM

Fitted with a range of base cupboard and drawer units incorporating free-standing dual fuel Range style cooker, and integrated dishwasher & washing machine/drier, square edged granite effect work tops inset with 1 ½ bowl ceramic sink and drainer with mixer tap, tiled splashbacks, coordinating wall cupboards with extractor hood above the stove, recessed lighting, space for freestanding fridge freezer, quarry tiled floor, access to loft space, two windows and stable door opening to the rear.

FIRST FLOOR LANDING

Window to side, access to loft space, painted brick chimney breast and cast iron fireplace surround, door giving access to staircase to attic room, doors to:

BEDROOM

Recessed lighting, exposed timbers to one wall and ceiling, window to front enjoying views of St Leonard's Church and of the sea, radiator.

BEDROOM

Recessed lighting, window to front enjoying views towards the sea, radiator.

BATHROOM

Free standing bath with mixer tap, handheld shower and electric shower above, low level WC, pedestal washbasin, tiled walls, recessed lighting, extractor fan, obscured double glazed window to rear, heated ladder rack towel rail.

ATTIC ROOM

Limited head height, exposed timbers to ceiling, double glazed Velux roof light to rear.

OUTSIDE

REAR GARDEN

The garden to the rear of the property can be approached via a flight of steps leading to a semi-elevated terrace behind the kitchen, from where further steps and a pathway meander upwards towards the garden and a attractive paved terrace, a perfect vantage point from which to enjoy the southerly aspect with views over Hythe, St Leonard's Church and of the sea. The terrace is surrounded by borders stocked with shrubs and other plants, including an Acer, japonica fatsia, hebe and euonymus amongst others, and is enclosed by a close-bordered timber-panelled fencing. Four steps lead up to a circular area of lawn edged by bricks and borders stocked with a variety of shrubs including a palm, hydrangea and ornamental grasses. From here a further flight of steps leads up to an elevated paved terrace also from where views over St Leonard's Church, Hythe and of the sea can be enjoyed.

COUNCIL TAX

Band D approx. £2506.74 (2026/27)
Folkestone & Hythe District Council.

VIEWING

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



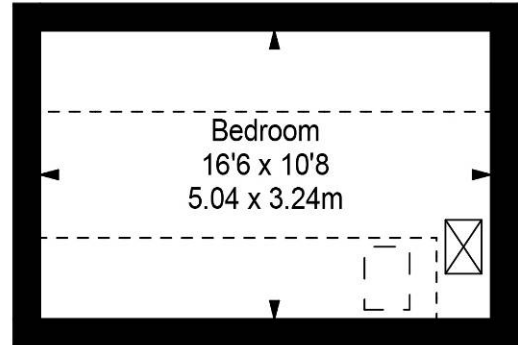




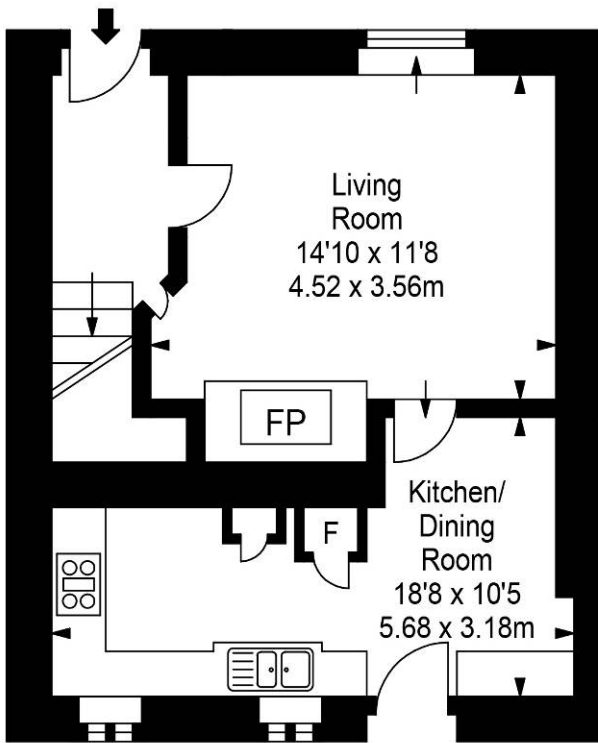
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North Road, Hythe

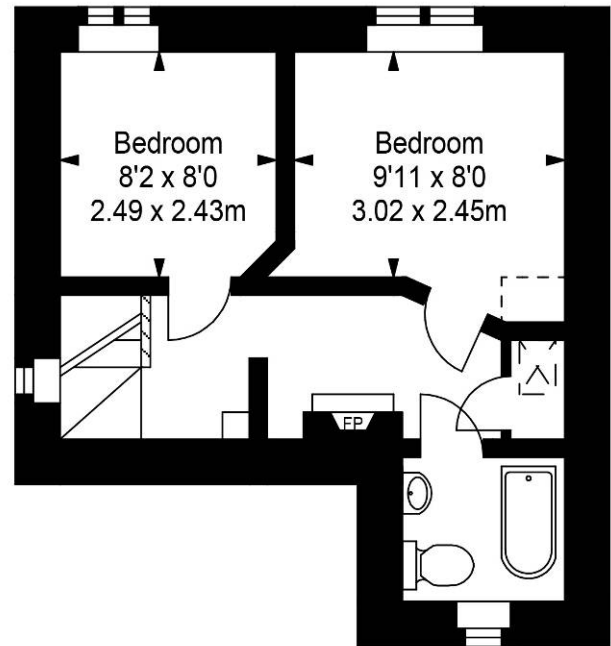
Approximate Gross Internal Area :-
Ground Floor :- 39.20 sq m / 422 sq ft
First Floor :- 27.31 sq m / 294 sq ft
Second Floor :- 15.98 sq m / 172 sq ft
Total :- 82.49 sq m / 888 sq ft



Second Floor



Ground Floor



First Floor

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