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49 High Street, Hythe, Kent CT21 5AD



## **KINTAIL MANOR RECTORY LANE, SALTWOOD**

**£1,500,000 Freehold**

Enviably situated at the end of a private lane and set in idyllic grounds of around 1.5 acres, this handsome Grade II Listed Baillie Scott, Arts & Crafts style house is a true gem. The property exudes charm and character throughout the 3774 sq ft of accommodation which includes 3 reception rooms and 5 bedrooms.



# **Kintail Manor**

## **Rectory Lane, Saltwood CT21 4QA**

### **DESCRIPTION**

Designed by the eminent architect, Baillie Scott, Kintail Manor is a fine example of his Tudor Arts & Crafts style. Built for William Webster and completed in 1924, this enchanting house has retained the majority of its original features which are exquisitely detailed throughout including wonderful oak panelling, impressive fireplaces, a bold staircase and finely detailed ironwork on window and door furnishings. The house has been much improved in recent years by the current owners who have not only heavily invested in the fabric of the building but have also refitted the kitchen with a bespoke installation and the principal bathrooms and cloakroom with high specification sanitary ware ensuring that modern expectations are met yet ensuring that anything which is replaced is done so in a style sympathetic to the house to further enhance the aesthetic.

The versatile accommodation totals in the region of 3774 square feet. It currently comprises a generous vestibule entered via a substantial studded oak door from where an arched glazed door in a stepped brickwork surround opens to the impressive yet welcoming hallway which leads to the principal reception rooms. The central dining room is a most impressive aspect of the house with double height ceiling, full height bay window facing south east and overlooking the grounds and a large inglenook fireplace. Double doors open to the double aspect drawing room also with inglenook fireplace and adjoining study. The stunning kitchen has been refitted with bespoke cabinetry, high specification integrated appliances, an Aga and large island, ideal for socialising. Beyond this the breakfast room leads to the inner hall where there is a utility room, shower room and secondary staircase serving bedrooms four and five. The main galleried landing leads to the master bedroom suite with both dressing room and en-suite bathroom, the guest bedroom with en-suite bathroom, and a staircase to delightful third bedroom enjoying an elevated view of the gardens and to Saltwood Castle in the distance.

Kintail Manor occupies a generous plot of around 1.5 of an acre. It is approached via a charming formal sunken garden with box and yew topiary, a suitably impressive approach for a property of this calibre. To the rear of the house is a wide stone terrace leading to the delightfully secluded gardens which commence with a wide level formal lawn with steps to the informal gardens which slope gently away from the house and incorporate wonderful mature planting thoughtfully designed for year round interest, some magnificent specimen trees and an oak framed open fronted outbuilding. At the far end of the garden is a tennis court. At the front of the house is ample parking and a detached double garage.

### **SITUATION**

Saltwood is a quintessential English village with its pretty green, village hall, local store, restaurant and charming church. It is highly sought after and Rectory Lane is regarded as the most exclusive road in the village boasting fine properties and being surrounded by fields and open countryside. There are two excellent primary schools within only a short walk and Brockhill Performing Arts College is nearby. There are two highly regarded Grammar Schools in Folkestone with a regular bus service providing access to both. Hythe town centre, with its bustling High Street and variety of independent shops, boutiques, cafés and restaurants is a short drive away. The town is also well served by 4 supermarkets (including Waitrose and Sainsburys). There is a variety of sports and leisure facilities in the vicinity, including sailing, tennis, squash, cricket and bowls clubs, etc. together with the Hotel Imperial Leisure Centre and two golf courses. There are many footpaths and bridleways in the vicinity, ideal for horse riding or dog-walking, along with Brockhill Country Park, where there is a play area and other organised outdoor activities.

Commuting links are excellent with the motorway network (M20 Junction 11) 1.8 miles distant, main line railway station at Sandling, less than 1 mile, the Channel Tunnel Terminal 3.7 miles, the ferry port of Dover 12.5 miles and Ashford International Passenger Station 11.5 miles. The High Speed Link is available from both Folkestone (5 miles) and Ashford (11.5 miles) with journey times to St Pancras of around 53 minutes and 38 minutes respectively (all times and distances are approximate).



The accommodation comprises:

### **ENTRANCE VESTIBULE**

Entered via an arched oak door with decorative studwork, flagstone floor, oak framed and leaded light glazed door within a stepped brick surround, opening to:-

### **RECEPTION HALL**

Polished oak floor boards, magnificent oak staircase to first floor with substantial hand rail, block and turned bannister rails terminating in a square newel post with urn shaped finials, access to under stairs storage cupboards, various wrought iron and carved oak wall lights depicting intertwined mediaeval figures, radiator concealed by decorative cover, doors to:-

### **DINING ROOM**

A magnificent space set beneath a double height ceiling with oak beams. Inglenook fireplace with impressive oak bressummer beam and panelling above and freestanding Stovax wood burning stove on a flagstone hearth, polished oak floorboards, full height leaded light bay window, fitted with window seat, a perfect vantage point with which to enjoy the far reaching vista down the garden, radiator, double doors:-

### **DRAWING ROOM**

Polished oak floor boards, inglenook fireplace set beneath an impressive oak bressummer beam with oak mantelpiece incorporating open fire upon a flagstone hearth. Leaded light window to front overlooking the sunken garden, bay with leaded light windows and window seat overlooking the rear gardens, radiator, brickwork archway to:-

### **STUDY AREA**

Polished oak floorboards, leaded light windows to two sides.

### **KITCHEN**

Carved stone fireplace set within oak panelling, low level oak cupboards topped with open shelving, flanked by flights of drawers to either side, comprehensive range

of bespoke cabinetry incorporating integrated Miele dishwasher and window seat with storage drawers beneath, square edged quartz worktops undermounted with double ceramic sink with grooved drainer to side, tiled splashbacks, range of coordinating wall cupboards incorporating plate rack and open shelving, coordinating island unit with integrated Siemens fridge, square edged granite worktop and circular butchers block with curved cabinets below, Karndean s Van Gogh charred oak flooring, cream enamelled natural gas aga with numerous ovens and hotplates, leaded light windows to side, bay with leaded light window and window seat overlooking the rear garden, radiator:-

### **INNER HALL**

Door returning to dining room, leaded light door to side, French windows opening to and overlooking the rear garden, radiators, staircase to first floor

### **BREAKFAST ROOM**

Chimney breast with brick built fire surround and freestanding stove with carved oak mantelpiece above, range of wall shelving, leaded light windows to either side, one overlooking the sunken garden, radiator, door to:-

### **REAR HALLWAY**

Secondary staircase to first floor, door and window to side, doors to:

### **LAUNDRY ROOM**

Range of base cupboard and drawer units incorporating recesses and plumbing for washing machine and freestanding fridge, square edged worktops inset with stainless steel sink and drainer unit, coordinating wall cupboards, leaded light window to side overlooking the sunken garden.

### **SHOWER ROOM**

Walk in twin sized shower enclosure with thermostatically controlled Aqualisa shower, pedestal washbasin with tiled splashback, shaver and light point, low level WC, leaded light window to side, radiator.

### **STORE ROOM**

Built in shelved storage cupboard, leaded light window to side.

### **CLOAK ROOM**

Fitted with Lefroy Brooks sanitary ware comprising, close coupled WC and pedestal wash basin, wall lights coordinating with those in the hallway, Amtico geometrically tiled floor, obscure leaded light window to front, radiator.

### **FIRST FLOOR LANDING**

Polished floor boards throughout, panelling incorporating concealed doors opening to linen cupboard and walk in storage cupboard, carved figural wall lights, 2 radiators concealed by decorative covers, staircase to second floor, leaded light window to front overlooking the sunken garden, leaded light window looking down to the dining room, doors to:-

### **MASTER BEDROOM SUITE**

Attractive arched brick built fireplace recess with stone hearth, oak panelling to one wall incorporating concealed wardrobe cupboards flanking the central leaded light window to rear which overlooks the gardens, pair of radiators concealed with decorative covers, doors to en-suite bathroom and:-

### **WALK IN WARDROBE**

Equipped with wall shelving and hanging rails with pair of leaded light windows to the side.

### **EN-SUITE BATHROOM**

Fitted with C.P. Hart sanitary ware, comprising panelled bath within a tiled surround with water spout and thermostatically controlled rain head shower with separate handheld attachment, pedestal washbasin, close coupled WC, Amtico geometrically tiled floor, walls tiled to half height, wall mounted, heated towel rail, pair of wall lights to either side of the wash basin and shaver point, leaded light window to side.

### **BEDROOM 2**

Attractive arched brick built fireplace recess with stone hearth, oak panelling to one wall incorporating concealed wardrobe cupboards flanking the central leaded light window to rear which overlooks the rear gardens, leaded light window to side, radiator, oak archway leading to walk in dressing area with further lead light window looking down onto the dining room, door to:-

### **EN-SUITE BATHROOM**

Fitted with C.P. Hart sanitary ware, comprising panelled bath within a tiled surround with water spout and thermostatically controlled rain head shower with separate handheld attachment, pedestal washbasin, close coupled WC, Amtico geometrically tiled floor, walls tiled to half height, wall mounted, heated towel rail, pair of wall lights to either side of the wash basin and, leaded light window to side.

### **SECOND FLOOR**

### **BEDROOM 3**

Fire place recess with stone hearth, full wall range of built in wardrobe cupboards and drawers, one door concealing the entrance to the loft space, Dorma with leaded light window to rear overlooking the gardens and with views to Saltwood Castle, radiator, door to:-

### **EN-SUITE BATHROOM**

Panelled bath with mixer tap, provision for wash basin and WC, Dorma with leaded light window to side, radiator.

### **SECONDARY LANDING**

Leaded light window to side overlooking the sunken garden, doors to:-

### **BEDROOM 4**

Built in wardrobe cupboards, leaded light windows to either side, radiator, door to:-

### **EN-SUITE CLOAKROOM**

Low level WC, pedestal washbasin, shave and light point, leaded light window to side, radiator.





## **BEDROOM 5**

Built in wardrobe cupboard, arched brick-built fireplace surround, leaded light window to side, radiator.

## **THE GROUNDS**

Approached via a private lane and entered via a five-bar gate. the generous gravelled driveway provides off road parking for a number of vehicles and access to the detached garage, from here a low unassuming gate opens to a wide York stone pathway leading between topiary yews and expanses of lawn to either side to a flight of steps leading to the formal sunken garden before the front of the house. The sunken garden is predominately paved with a central York stone pathway leading to the main entrance to the property and borders edged with box hedging and planted with a variety of roses, shrubs and herbaceous plants together with standard topiary boxes, pathway leads to either side of the property to the side and rear gardens.

## **REAR GARDEN**

Spanning the width of the rear of the house is a generous York stone terrace incorporating a raised elongated octagonal pond with water feature stocked with the appropriate aquatic plants including waterlilies. A central flight of steps leads down to the formal level lawned garden, edged by low stone walls and incorporating a timber framed summer house clad in virginia creeper. The area also incorporates a magnificent specimen robinia

and Californian lilac, further York stone steps lead down to a further level area of lawn backed by box hedging where a central flight of steps leads to the remainder of the gardens which are laid extensively to lawn incorporating various borders well stocked with a variety of shrubs, herbaceous and other plants together with some magnificent specimen trees including a spruce, silver birch and a maple. At the side of the garden is an oak framed open out building with a peg tiled roof. The lawn continues between a pair of weeping silver pears and from here a wrought iron arbour supporting laburnum and climbing roses meanders to a further circular terrace, the ideal vantage point from which to enjoy the magnificent cornus. At the edge of the circular terrace is an attractive slate and pebbled stream edged by ornamental grasses and terminating in a small ornamental water feature. To the far end of the garden is the **tennis court** enclosed by wire fencing which supports virginia creeper and climbing roses and to the far end of the garden a five-bar gate gives access to the footpath to the rear of the property.

## **COUNCIL TAX**

Band H approx. £4,542.94 (2024/25)  
Folkestone & Hythe District Council.

## **VIEWING**

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

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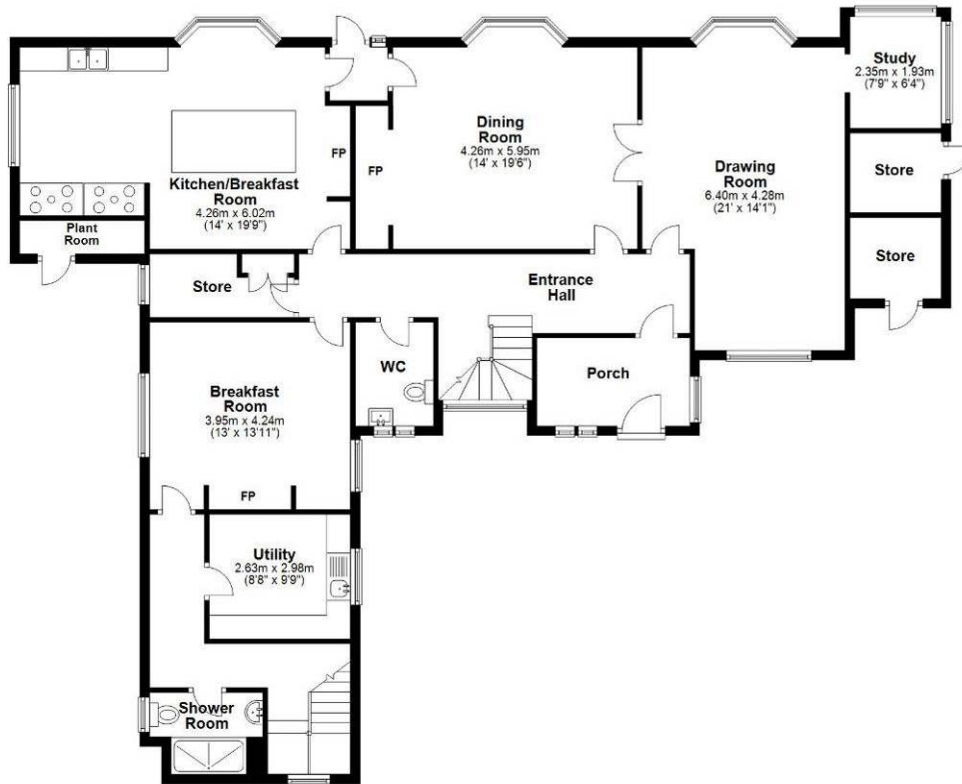


**Promap**v2  
LANDMARK INFORMATION

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Printed Scale - 1:1250. Paper Size - A4

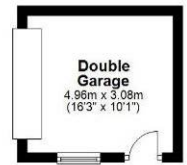
### Ground Floor

Approx. 166.4 sq. metres (1791.3 sq. feet)



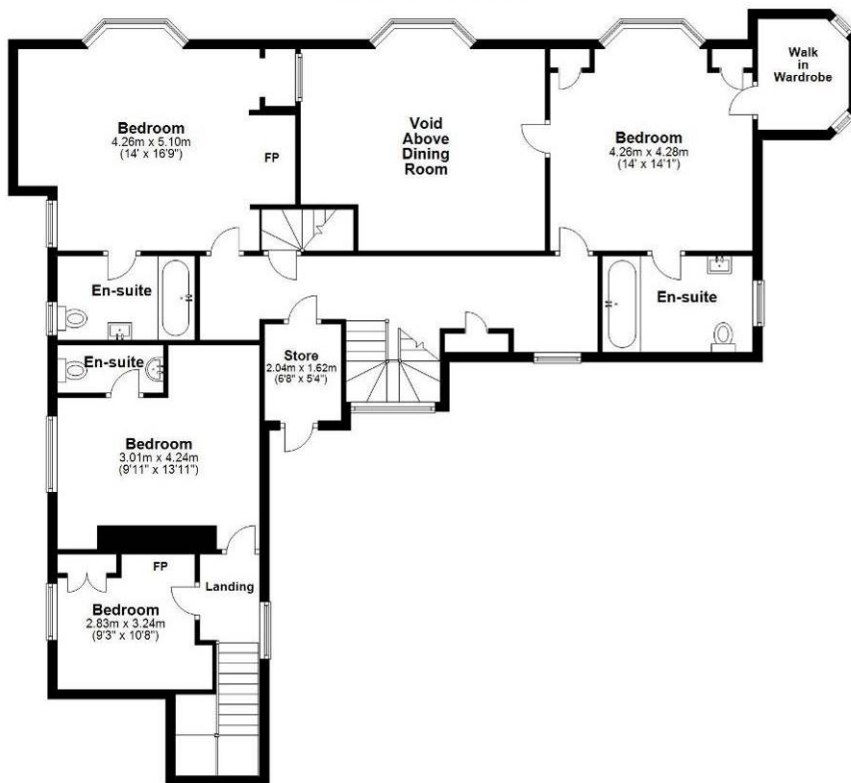
### Outbuilding

Approx. 15.3 sq. metres (164.4 sq. feet)



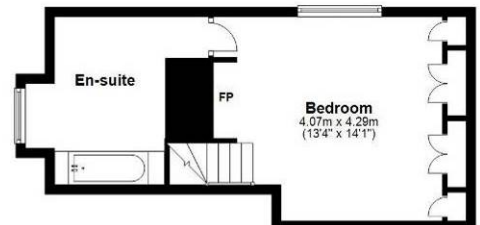
### First Floor

Approx. 135.6 sq. metres (1459.9 sq. feet)



### Second Floor

Approx. 33.3 sq. metres (358.3 sq. feet)



Total area: approx. 350.6 sq. metres (3774.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
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