



49 High Street, Hythe, Kent CT21 5AD



**18 BARTHOLOMEW STREET,
HYTHE**

£375,000 Freehold

An enchanting period cottage in the heart of the conservation area, just one road back from the High Street. The property offers comfortable and attractively presented accommodation comprising two reception rooms, each with woodburning stoves, a smartly fitted kitchen and 2 double bedrooms. Pretty courtyard garden. EPC D.



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**18 Hillside Street,
Hythe CT21 5BS**

**Entrance Hall, Sitting room, Dining Room, Kitchen,
Two Double Bedrooms, Bathroom,
Courtyard Garden**

DESCRIPTION

This enchanting period cottage has been much improved by the current owner and now offers attractively presented, light and airy accommodation with a wealth of original details throughout. The comfortably proportioned accommodation comprises a welcoming entrance hall leading to the pretty sitting room with its cosy woodburning stove, the dining room also with wood burning stove, doors to the courtyard garden and open plan to the smartly fitted kitchen. On the first floor there are two double bedrooms and a family bathroom.

The house also benefits from a delightfully secluded courtyard garden to the rear providing the perfect environment for alfresco dining and entertaining together with an external store room currently housing the washing machine.

SITUATION

Bartholomew Street is conveniently situated in the heart of the conservation area, just behind the bustling High Street, with its range of interesting independent shops, boutiques, restaurants and cafes. The town is also well served by 4 supermarkets (including Waitrose, Sainsburys and Aldi), doctors surgeries, etc. The attractive, unspoilt seafront and picturesque Royal Military Canal are only a little further and there are a variety of sports and leisure facilities in the vicinity, including 2 golf courses and the Hotel Imperial Leisure Centre.

The area is fortunate in having particularly good communications with a mainline railway station in Saltwood (Sandling 3 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. Eurostar trains to Paris and Brussels also departing from St Pancras. The Channel Tunnel Terminal is a little over a mile away and the ferry port of Dover is 12 miles distant. (All distances are approximate.)

The accommodation comprises:

ENTRANCE HALL

Entered via a timber effect composite and opaque double glazed door with opaque double glazed fan light above, polished timber floorboards, radiator, opening to dining room, door to:

SITTING ROOM

Polished timber floorboards, attractive exposed brick chimney breast with freestanding woodburning stove above a slate hearth and with cabinets and shelving built into the recesses to either side, coved ceiling, sash window to front fitted with folding plantation style shutters, radiator.



DINING ROOM

Staircase to 1st floor with understairs storage cupboards beneath, attractive painted timber fireplace surround with freestanding woodburning stove above a brick hearth, polished timber floorboards, casement doors opening to and overlooking the rear garden, doorway to:

KITCHEN

Well fitted with a comprehensive range of shaker style base cupboard and drawer units incorporating integrated dishwasher and deep pan drawers, square edged quartz worktops under mounted with deep ceramic butlers sink with mixer tap and inset with four burner gas hob, coordinating wall cupboards, integrated eyelevel oven and microwave, recessed lighting, double glazed window to side, floor tiled in a herringbone design.

FIRST FLOOR LANDING

Access to loft space via hatch fitted with loft ladder, doors to:

BEDROOM

Range of fitted wardrobe cupboards, attractive fireplace with cast-iron hob grate, coved ceiling, sash window to front fitted with folding plantation style shutters, column radiator.

BEDROOM

Access to built-in wardrobe cupboard, coved ceiling, recessed lighting, sash window fitted with folding plantation style shutters, column radiator.

BATHROOM

Panelled bath fitted with mixer tap and handheld shower within a tiled surround and with glazed shower screen, low-level WC, pedestal wash basin, cupboard housing Worcester gas fired combination boiler, timber effect flooring, obscured double glazed window to rear, radiator.

OUTSIDE

REAR GARDEN

The garden to the rear of the property is split level in design with the lower level having an outside tap and timber storage unit with herb garden above and flight of steps leading to the upper level which is paved for ease of maintenance and provides a pleasant environment for alfresco dining and entertaining.

NB there is a right of way for the neighbouring properties through the garden.

EPC Rating Band D.

COUNCIL TAX

Band C approx. £2,044.14 (2024/25)
Folkestone & Hythe District Council.

VIEWING

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

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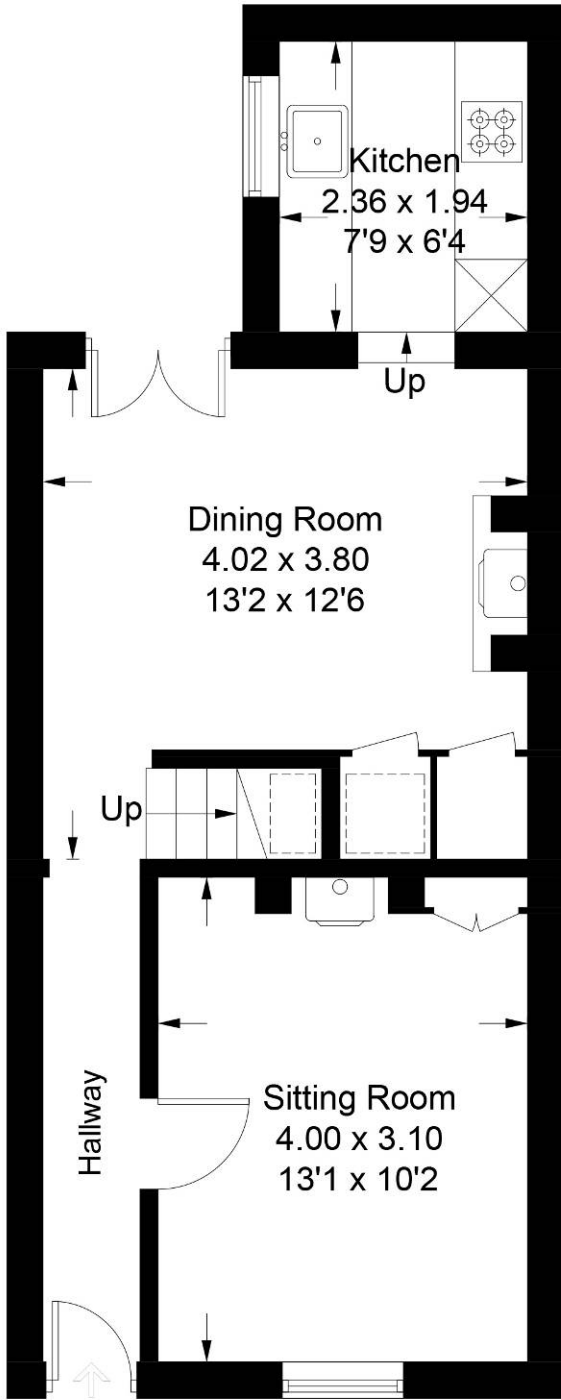




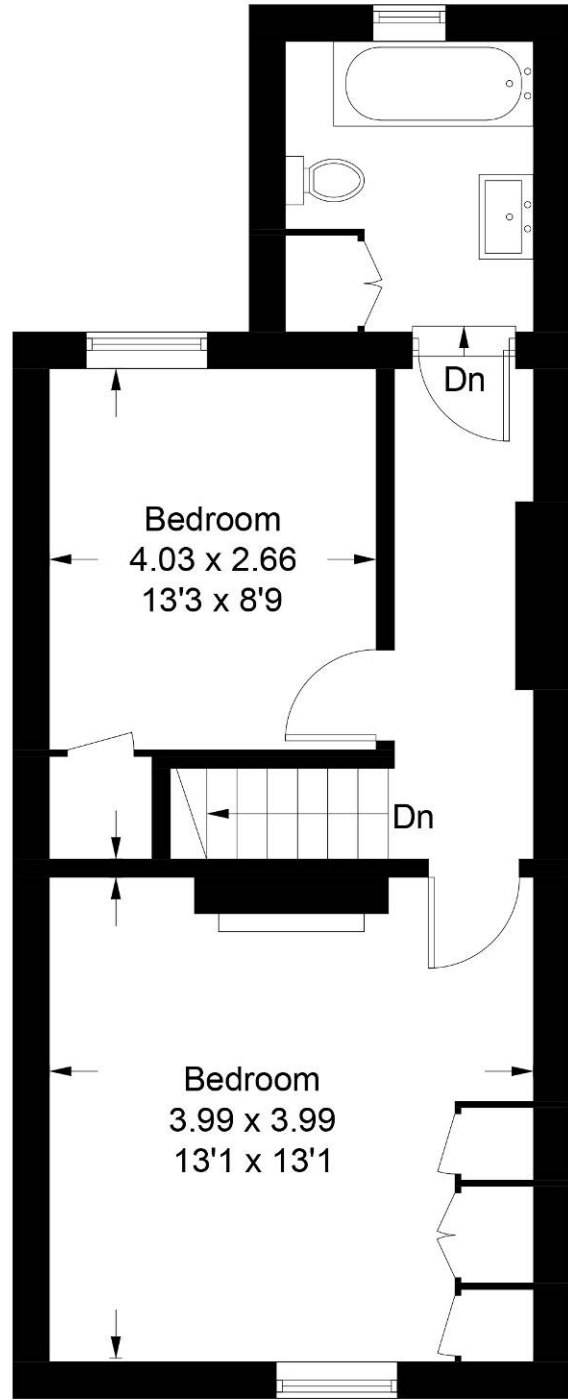
Bartholemew Street, Hythe, CT21

Approximate Gross Internal Area
Ground Floor = 38.6 sq m / 415 sq ft
First Floor = 38.3 sq m / 412 sq ft
Total = 76.9 sq m / 827 sq ft

 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1049178)