



49 High Street, Hythe, Kent CT21 5AD



**FIG TREE COTTAGE,
HILLSIDE STREET, HYTHE**

£625,000 Freehold

In the heart of the sought after conservation area, this enchanting period house has been lovingly and sympathetically restored by the current owners. The accommodation comprises 2 reception rooms, smartly equipped kitchen and 3 double bedrooms with views to the sea and delightful gardens. EPC D.



**Fig Tree Cottage,
6 Hillside Street, Hythe CT21 5EJ**

**Entrance Hall, Sitting Room, Dining Room, Kitchen, Cloakroom,
Three Double Bedrooms, Bathroom,
Delightful Gardens To The Front & Rear.
Garage and Parking available by separate negotiation**

DESCRIPTION

Fig Tree Cottage is an enchanting, unlisted, period house which has been lovingly refurbished and restored by the current owners. The property now offers exudes charm and character throughout the beautifully presented accommodation with a wealth of original features which have been restored and are enhanced by a sympathetic colour palette.

The accommodation, which is of particularly comfortable proportions, comprises a welcoming entrance hall with Karndean parquet flooring, two generous reception rooms each facing south, a smartly fitted kitchen and a cloakroom. On the first floor the pretty split level landing leads to three double bedrooms, two enjoying views over Hythe and of the sea, and a beautiful bathroom.

Outside the house enjoys a delightful garden to the front where there are numerous areas to relax and dine alfresco beneath the shade of the mature fig tree and to the rear, there is a generous level expanse of lawn with raised vegetable beds and espaliered fruit trees.

The vendor has advised that they would be open to selling their garage and associated parking space on Bartholomew Street by separate negotiation.

SITUATION

Hillside Street is situated within the desirable Conservation Area of the town, two roads back from the bustling High Street, with its range of interesting independent shops, boutiques, restaurants and cafes, together with 4 supermarkets (including Waitrose, Sainsburys and Aldi), doctors surgeries, etc.

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. Eurostar trains to Paris and Brussels also depart from the latter. 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:

PORCH

Of timber framed construction beneath a pitched tiled roof, encaustic tiled floor, timber panelled and glazed door opening to:

ENTRANCE HALL

Staircase to first floor with polished timber moulded handrail, square chamfered banister rails and terminating in a coordinating newel post, access to understairs storage cupboard, column radiator, Karndean flooring, doors to:

SITTING ROOM

Attractive painted fireplace surround with cast iron fireplace above a tiled hearth, picture rail, deep moulded cornice, bay with double glazed sash windows to front and fitted with window seat, Karndean herringbone flooring, column radiator.

DINING ROOM

Painted fireplace surround with cast iron fireplace and decorative tiled inserts above a tiled hearth, picture rail, deep moulded cornice, deep bay with double glazed sash windows to front overlooking the garden and with views between buildings over the town to the sea beyond, Karndean herringbone flooring, column radiator.

KITCHEN/BREAKFAST ROOM

Well fitted with a range of contemporary base cupboard and drawer units incorporating integrated fridge/freezer, washing machine and slimline dishwasher, square edged granite worksurfaces inset with ceramic sink and mixer tap, tiled splashbacks, range of coordinating wall cupboards, former fireplace recess housing Cookmaster Range, double glazed sash window to rear fitted with plantation style shutters, tiled floor.

REAR LOBBY

Double glazed door opening to side. Doors to:

WALK-IN LARDER CUPBOARD

Shelved & with double glazed window to rear.

CLOAKROOM

Low level WC, wall hung wash basin, obscured double glazed window to rear, tiled walls, tiled floor, wall mounted electric heater.

FIRST FLOOR

MEZZANINE LANDING

Staircase continuing to first floor, staircase continuing to rear landing with doors to bedroom 3 and bathroom.

FIRST FLOOR LANDING

Double glazed sash window to front enjoying views over rooftops across the town, to the sea, deep moulded cornice, access to loft space, doors to:

BEDROOM 1

Painted fireplace surround with cast iron fireplace, double glazed sash windows to front with views over the town to the sea in the distance, picture rail, column radiator.

BEDROOM 2

Painted fireplace surround with cast iron fireplace, double glazed sash windows to front enjoying views over the town to the sea in the distance, picture rail, column radiator.

BEDROOM 3

Painted fireplace surround with cast iron fireplace, double glazed sash window to rear overlooking the garden, picture rail, column radiator.

BATHROOM

Freestanding roll top bath with chromed claw and ball feet, tiled shower enclosure with thermostatically controlled shower, WC with high level cistern pedestal wash basin, vertical column radiator, localised tiling, obscured double glazed sash window to side, linen cupboard housing Vailant gas boiler and factory lagged hot water cylinder.





SEPARATE WC

Low level wc, window to rear, extractor fan.

OUTSIDE

Front garden

Fig Tree Cottage is approached via a flight of steps entered via a cast iron gate and leading to a shingled pathway which passes across the front of the property and accesses the front porch. The front garden is laid to lawn backed by a border planted with various shrubs, herbaceous and other plants and incorporating a generous paved terrace. A flight of stone steps leads to a paved pathway which extends past the west elevation of the house to a further flight of steps leading to the rear garden.

Rear garden

The garden to the rear of the property is laid extensively to lawn with raised beds to the rear, a pleasant terrace to the side enclosed by wrought iron balustrade which is the ideal vantage point to enjoy the views over Hythe and towards the sea. The garden as a whole is well enclosed by close boarded timber panelled fencing.

EPC Rating Band D

COUNCIL TAX

Band D approx. £2197.03 (2023/24)
Folkestone & Hythe District Council.

VIEWING

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

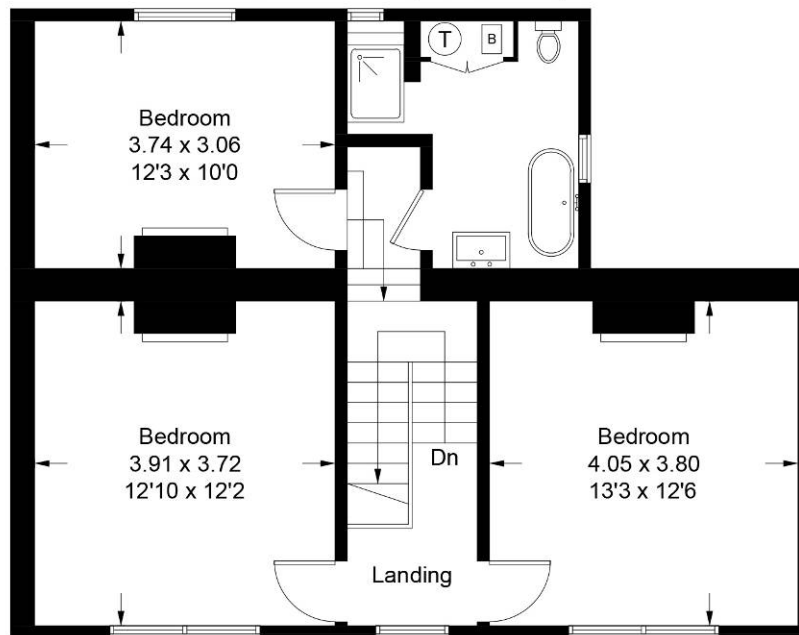


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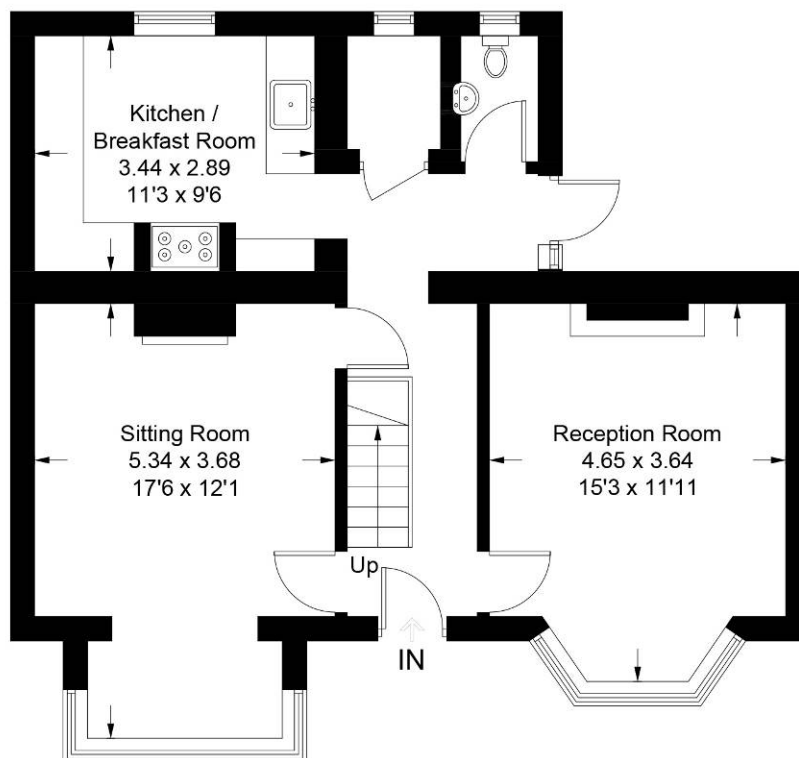


Hillside Street, Hythe, CT21

Approximate Gross Internal Area
Ground Floor = 61.4 sq m / 661 sq ft
First Floor = 60.7 sq m / 653 sq ft
Total = 122.1 sq m / 1314 sq ft



First Floor



Ground Floor

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