



49 High Street, Hythe, Kent CT21 5AD



**CANTLE COTTAGE,
16 CHURCH HILL, HYTHE**

**£415,000 Freehold
NO ONWARD CHAIN**

This enchanting Grade II Listed period cottage is situated on Hythe's picturesque lower hillside, within a short walk of the High Street. The property may require some general updating but with comfortably proportioned accommodation and pretty gardens, has the potential to create an exceptional home.



Cantle Cottage

16 Church Hill, Hythe CT21 5EG

**Entrance Hall, Sitting Room, Dining Area, Kitchen, Rear Porch,
Main Bedroom with staircase to Second Bedroom, Bathroom,
Pretty Walled Gardens to either side**

DESCRIPTION

Cantle Cottage is an enchanting Grade II Listed period property which sits well with its Georgian, Victorian and Medieval neighbours on this particularly pretty stretch of Church Hill. The house has been in the ownership of the family for many years and whilst appearing to have been generally well maintained, it is fair to say that it does now require some general updating. It has many unique and charming attributes and offers the potential to create an exceptional home in this very special setting. There is also considerable scope to extend the property should additional space be required (subject to all necessary consents and approvals being obtained).

The property enjoys comfortable accommodation with the hallway opening into the pretty sitting room with its cosy open fire, beyond this is the dining area which opens onto the south garden and leads through to the bijou kitchen, rear hall and glazed porch which opens onto the garden to the north of the house. On the first floor is a very comfortable bedroom and a bathroom. From the bedroom a second staircase leads up to the second double bedroom.

The house enjoys delightful walled gardens to the south and to the north but also benefitting from a westerly aspect, they provide a charming environment for alfresco dining and entertaining.

SITUATION

Forming part of the desirable conservation area on Hythe's picturesque lower hillside, lined with hollyhocks throughout the summer and leading 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. 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:

ENTRANCE HALL

Entered via a timber panelled door with fan light over, staircase to 1st floor, polished timber floorboards, radiator, door to:-

SITTING ROOM

Attractive timber fireplace surround inset with cast iron fireplace, sash window to front, radiator, coved ceiling.

DINING ROOM

Feature brick fireplace recess, access to understairs cupboard, sash window overlooking the rear garden, oval window overlooking the garden, radiator, door to inner hall, step down into:-

REAR LOBBY

Sash window to rear and side overlooking the garden, timber and glazed door giving access to the rear garden, radiator, tiled floor.

INNER HALL

Radiator, tiled floor, door to boiler room with wall mounted Worcester gas boiler, door to rear porch, door to:-

KITCHEN

Fitted with base cupboard and drawer units, recess for undercounter fridge freezer, space for electric cooker, worksurface inset with stainless steel sink with drainer unit and mixer tap, coordinating wall cupboards, sash window to front and to side.

REAR PORCH

Of timber construction with doors to front and side, windows to side.

FIRST FLOOR LANDING

Doors to:

BEDROOM 1

Sash window to front, access to deep storage cupboard, door and staircase to 2nd floor.

BATHROOM

Panelled bath with thermostatically controlled shower over, glazed shower screen, pedestal wash basin, close coupled WC, sash window to rear, part tiled walls, radiator, coved ceiling, picture rail.

BEDROOM 2

Sash window to front, polished timber floorboards, access to storage cupboard, radiator.

OUTSIDE

South Garden

The garden to the south of the house enjoys a southerly aspect, is enclosed by a combination of brick and ragstone walls and incorporates an elevated terrace stepping down to a paved seating area. There is also a gate onto Church Hill.

North Garden

This area of garden is also enclosed by brick and ragstone walls, incorporates an area of lawn, a fig tree and a further gate returning to Church Hill.

EPC Rating - EXEMPT

COUNCIL TAX

Band E approx. £2685.26 (2023/24)
Folkestone & Hythe District Council.

VIEWING

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

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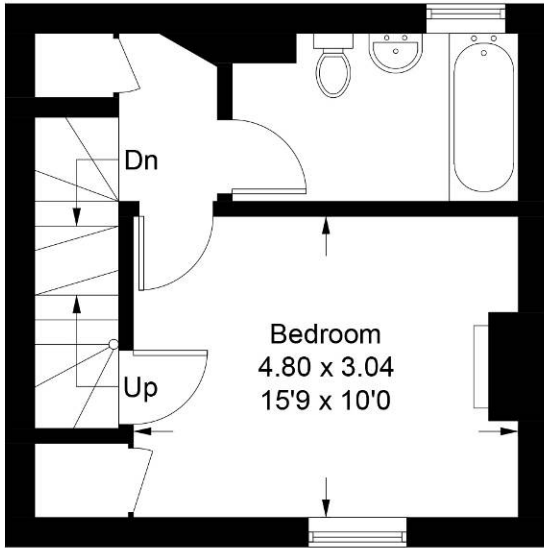




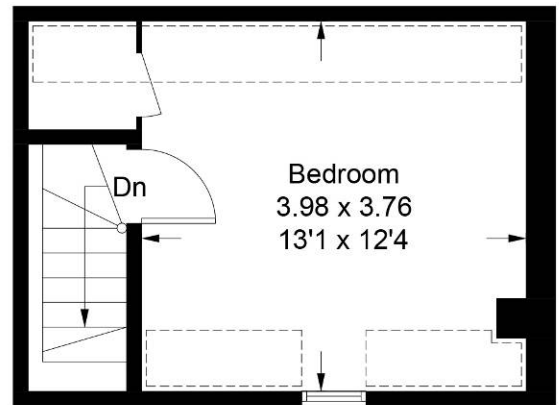
Cantle Cottage, Hythe, CT21

Approximate Gross Internal Area
Ground Floor = 37.0 sq m / 398 sq ft
First Floor = 24.0 sq m / 258 sq ft
Second Floor = 18.9 sq m / 203 sq ft
Total = 79.9 sq m / 859 sq ft

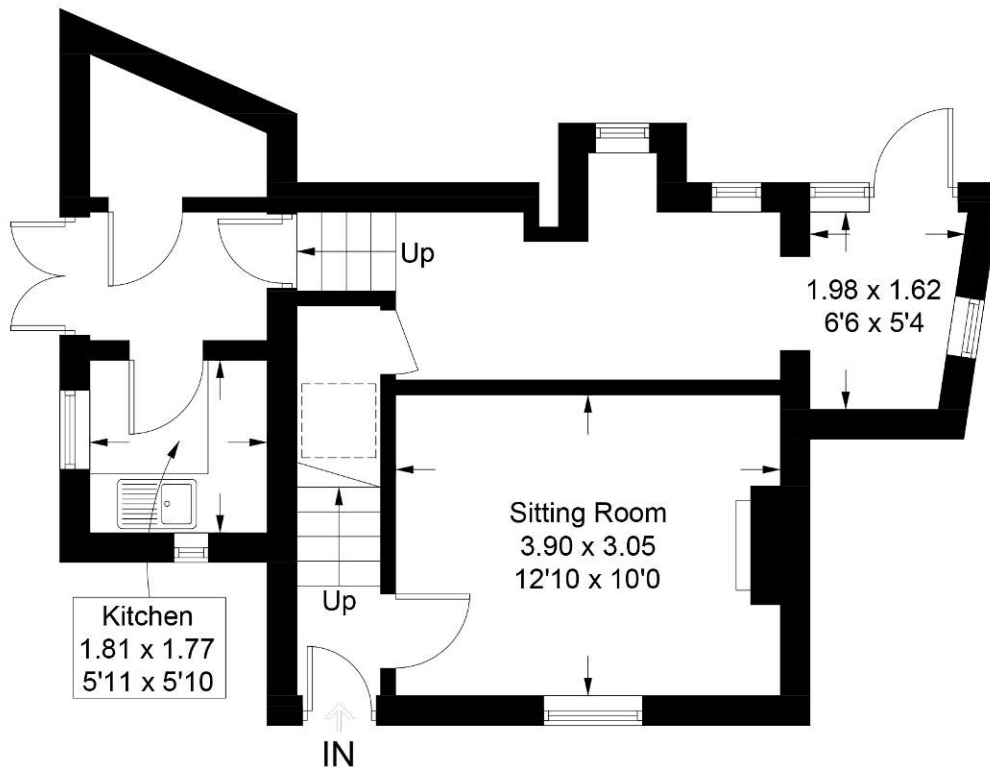
 = Reduced headroom below 1.5m / 5'0



First Floor



Second Floor



Ground Floor

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