



49 High Street, Hythe, Kent CT21 5AD



2 PILGRIMS MEWS BLACKHOUSE HILL, HYTHE

£1,199,995 Freehold

An exceptional four bedroom detached house in an exclusive elevated location from where it commands a magnificent, panoramic southerly vista with stunning views over Hythe, of the sea and around the bay. Impeccably presented and finished to an exacting standard throughout. EPC B



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2 Pilgrims Mews Blackhouse Hill Hythe CT21 5UT

**Entrance Hall, Open Plan Kitchen/Dining and Living Space, Decked Terrace,
Utility Room, Cloakroom,
Principal Bedroom with Dressing Room and En-Suite Shower Room,
Three Further Double Bedrooms (One With En-Suite), Bathroom, Cinema Room,
Open Double Garage, Ample Parking**

DESCRIPTION

2 Pilgrims Mews is an exceptional newly built property, befitting of its exclusive location at the end of a small private road in an elevated position from where it commands uninterrupted, panoramic views over Hythe, of the sea and around the bay.

The house offers versatile accommodation which totals circa 2331 square feet, following a sleek contemporary theme with a high specification finish throughout. The accommodation has been thoughtfully planned with each of the principal rooms facing south in order to maximise the views and light. Comprising a stunning open plan kitchen/dining living space incorporating a splendid Fino Matt kitchen and with large expanses of glazing opening to and uniting the space with not only the views but also the generous decked terrace. Also on this level is the principal suite with dressing room and en-suite shower room and which also benefits from direct access to the side garden, a useful utility room and a cloakroom. On the lower floor are three sumptuous double bedrooms, one with en-suite shower room, a family bathroom and a cinema room.

The property is approached via a private road which opens to a generous parking area at the front of the house and access to the open double garage with EV charger. The gardens surrounding the property are landscaped following the contemporary theme of the house and the garden to the rear is delightfully secluded and benefits from a generous stone paved terrace. The property is serviced by an air sourced heating pump.

SITUATION

Blackhouse Hill is considered an exclusive location, situated on the hillside, within reasonable walking distance of Hythe's charming town centre with its busy High Street offering a variety of independent shops and boutiques, cafes and restaurants. The town is also well served by four supermarkets (including Waitrose, Aldi and Sainsburys). The Royal Military Canal with its cycle path alongside and pleasant walks, and the attractive seafront, golf course and Leisure Centre at the Hotel Imperial, are within easy reach and there is a variety of other sports and leisure facilities in the vicinity, including tennis, bowls, sailing, cricket and squash clubs etc. The lively community of Saltwood also has a variety of clubs for all age groups, as well as an active church and village hall, two primary schools and one secondary performing arts school. There are two high performing Grammar Schools in Folkestone.

Commuting links are excellent with the motorway network (M20 Junction 11) 3 miles distant, main line railway station at Sandling 2 miles, the Channel Tunnel Terminal 4 miles, the ferry port of Dover 10 miles and Ashford International Passenger Station 12 miles (all distances are approximate). The High Speed Link is available from both Folkestone (5 miles) and Ashford (10 miles) with journey times to St Pancras of under an hour.



The accommodation comprises:

ENTRANCE HALL

Entered via a composite door with double glazed windows to either side, timber effect flooring, cupboard housing pressurised hot water cylinder and manifold for underfloor heating, recessed lighting, staircase leading down to ground floor with full height double glazed corner window above, overlooking the front garden, pocket door opening to:-

OPEN PLAN KITCHEN/DINING/LIVING SPACE

The space is arranged in three defined sections and united by timber effect flooring with underfloor heating throughout.

DINING AREA

Double glazed sliding patio doors opening to the decked terrace to rear from where far reaching views over Hythe, of the sea and to Dungeness can be enjoyed.

KITCHEN

Fitted with a contemporary installation by Schuller incorporating a range of base cupboards incorporating integrated Siemens dishwasher, Dekton worktop under mounted with stainless steel one and a half bowl sink with grooved drainer to side and mixer tap, coordinating wall cupboards above with full height bank of units to either side incorporating full height storage cupboard, full height fridge and freezer, two Siemens ovens, deep pan drawers, pull out larder cupboard, coordinating island unit with comprehensive base cupboards and deep pan drawers, square edged Dekton worktop inset with Siemens induction hob with retractable Siemens extractor, recessed lighting, double glazed sliding patio doors opening to the decked terrace to rear from where far reaching views over Hythe, of the sea and around the bay to Dungeness can be enjoyed, door to utility room.

DECKED TERRACE/BALCONY

The balcony enjoys a southerly aspect and is enclosed by glazed balustrade, the perfect vantage point from which to enjoy the views.

UTILITY ROOM

Range of base cupboards with recess and provision for washing machine and tumble dryer, square edged Silestone worktop, contemporary door with opaque glazing and double glazed window opening to side garden, recessed lighting, access to loft space, extractor fan.

SITTING ROOM

Contemporary woodburning stove over a slate hearth, double glazed picture window to front, recessed lighting, double glazed sliding patio doors opening to the decked terrace to rear from where far reaching views over Hythe, of the sea and around the bay to Dungeness can be enjoyed.

CLOAKROOM

Fitted with a contemporary suite with wall hung WC with concealed cistern, wall hung wash basin with vanity drawer below and mixer tap, timber effect floor with underfloor heating, recessed lighting, extractor fan.

PRINCIPAL SUITE

Timber effect flooring with underfloor heating, provision for wall mounted TV, double glazed sliding patio doors opening to side garden, square opening leading to:-

DRESSING ROOM

Recessed lighting, timber effect flooring with underfloor heating, door to:-

ENSUITE SHOWER ROOM

Fitted with a contemporary suite comprising a twin size walk-in shower enclosure fitted with rainhead shower with separate handheld attachment, wall hung basin with mixer tap and vanity drawer below, wall hung WC with concealed cistern, mirror into recess, opaque double glazed window to side, timber effect flooring with underfloor heating, heated ladder rack towel rail, extractor fan, recessed lighting.



GROUND FLOOR HALLWAY

A generous space with underfloor heating, recessed lighting, access to understairs storage cupboard, doors to:-

BEDROOM

Underfloor heating, provision for wall mounted TV, double glazed sliding patio doors opening to garden.

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CINEMA ROOM

Provision for wall mounted TV, underfloor heating, provision for projector, recessed lighting, built-in storage cupboard.

OUTSIDE

REAR GARDEN

The garden to the rear of the property incorporates a generous terrace paved in natural stone extending to the remainder of the garden which is well enclosed by close boarded timber panelled fencing and is laid mainly to lawn edged with various maturing shrubs including photinia and laurels.

SIDE GARDEN

The garden to the side of the property is laid to lawn and also incorporates a terrace paved in natural stone and giving access to the:-

FRONT GARDEN.

The garden to the front of the property is laid mainly to lawn with a flight of steps giving access to the rear garden. Generous driveway block paved in a herringbone design and giving access to the:-

OPEN GARAGE

Of brick and block built construction beneath a pitched tiled roof, power and light, EV charging point.

EPC Rating B

COUNCIL TAX

Band G approx. £3661.72 (2022/23)
Folkestone & Hythe District Council.

VIEWING

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

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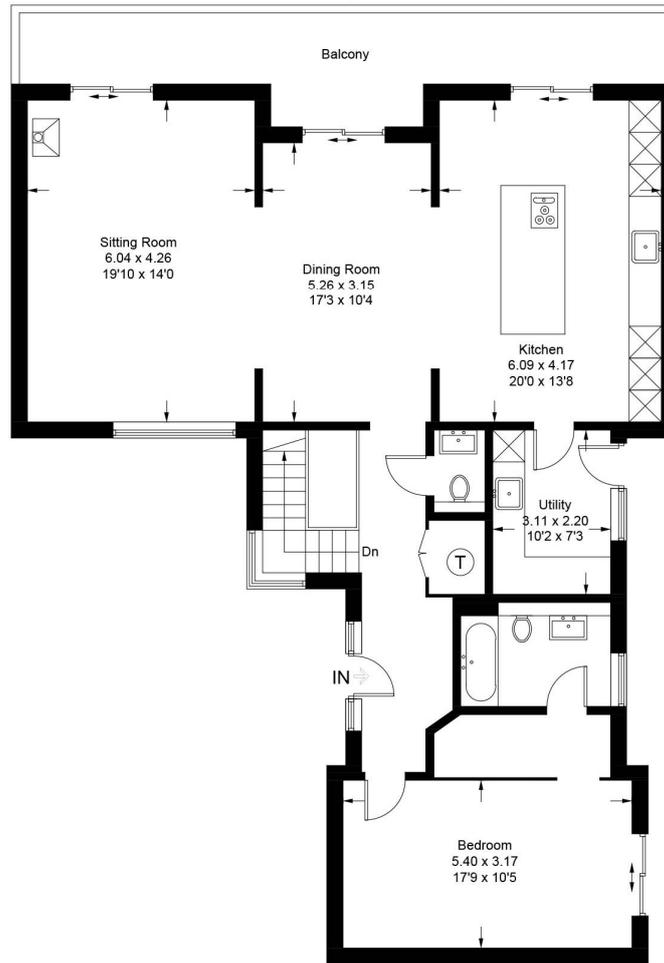
Pilgrims Mews, Hythe, CT21

Approximate Gross Internal Area

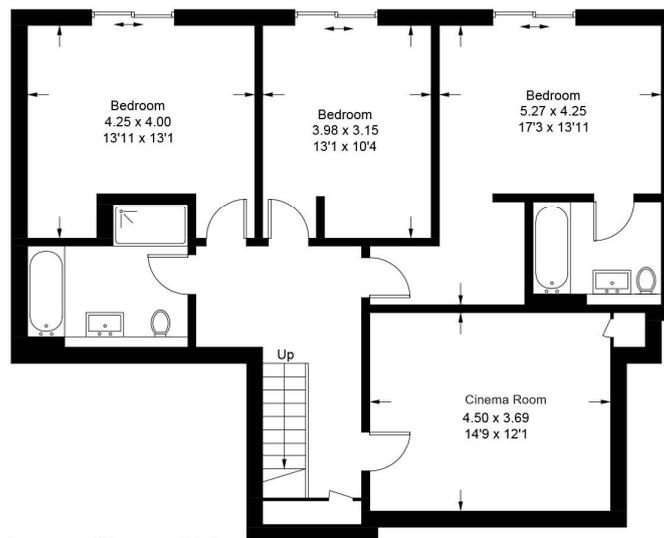
Lower Ground Floor = 92.8 sq m / 999 sq ft

Ground Floor = 123.8 sq m / 1332 sq ft

Total = 216.6 sq m / 2331 sq ft



Ground Floor



Lower Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1063847)