



49 High Street, Hythe, Kent CT21 5AD



## **WILKIES COTTAGE, RADNOR CLIFF, SANDGATE**

**£825,000 Freehold**

Enviably situated on Sandgate's sought-after Radnor Cliff, from where it commands some wonderful views of the sea, this enchanting period property offers well-proportioned accommodation including 2 reception rooms, conservatory, kitchen/breakfast room and 4 bedrooms. Delightful gardens, parking. EPC E



# **Wilkie's Cottage, 59 Radnor Cliff, Sandgate, Folkestone CT20 2JL**

**Entrance Porch, Entrance Hall, Sitting Room, Dining Room,  
Conservatory, Kitchen/Breakfast Room, Cloakroom,  
Four Bedrooms and a Bathroom,  
Delightfully Secluded Gardens, Elevated Sea Facing Deck,  
External Study/ Utility Room, Parking**

## **DESCRIPTION**

Situated on Sandgate's exclusive Radnor Cliff from where it enjoys some wonderful views of sea, and is just moments from long stretches of shingle beach (take a cup of tea, it'll still be warm by the time you get there), an enchanting period house which has undergone extensive external refurbishment in recent months including, but not limited to, a full re-slating of the roof, insulation and re-rendering of all of the external walls.

The property's widest elevations are east and west facing ensuring maximum natural light throughout the interior which exudes charm and character throughout. The well-proportioned accommodation is arranged to provide an entrance porch leading to the welcoming entrance hall from where doors lead to the impressive sitting room with its cosy wood-burning stove and adjoining conservatory which unites the space with the garden. The pretty dining room leads through to the kitchen/breakfast room which is well fitted in a smart contemporary style and enjoys a charming breakfast nook in the bay window overlooking the garden. There is also a rear lobby and a cloakroom. On the first floor there are four very comfortable bedrooms, most enjoying views of the sea, and a family bathroom.

The mature gardens are a delight with a level area before the house providing a beautifully secluded environment in which to relax and dine alfresco. Steps lead to the side of the house where there is an adjoining study doubling as utility area, useful storage alcove and a shed. Steps continue to ascend the steep cliff face where the owners have constructed a wonderful decked viewing platform, the ideal vantage point from which to enjoy the views of the sea. To the rear of the house there is ample parking.

## **SITUATION**

Radnor Cliff is a particularly sought-after, exclusive residential area, just minutes from the charming and vibrant Sandgate Village centre with its eclectic mix of village store, antiques shops, boutiques, public houses, cafes, restaurants, public library and twice monthly farmers market. The long stretches of shingle beach and rowing club can be accessed by meandering down one of the pretty alleyways from Sandgate High Street and the coastal path can be followed along the foot of The Leas, where there is an adventure play area for children just minutes from the house, all the way to Folkestone Harbour with the recently regenerated "Harbour Arm" with champagne bar, restaurants, cafes and live music. Beyond the Harbour is the Creative Quarter home to a host of artists, a thriving café culture and many other creative activities. Folkestone also boasts The Leas promenade providing a beautiful walk into Folkestone, along the cliff top from where Channel views can be enjoyed.

The Girls and Boys Grammar schools, The Turner School and The Academy offer excellent secondary education and highly regarded primary schools including Sandgate and Morehall are all accessible and largely walkable.

The Cinque Ports Town of Hythe with its wider range of amenities, including a Waitrose, is approximately 3 miles away to the west and the larger town of Folkestone is about a mile to the east. There is a variety of sporting facilities available along the coast, including rowing and sailing clubs, cricket club and a choice of golf courses in the immediate vicinity together with the Hotel Imperial Leisure Centre. The High Speed Rail service to London, with a journey time to St Pancras of less than an hour, is available at Folkestone West Station (1 mile), Folkestone Central (1.5 miles) and Ashford International (16 miles). The M20 motorway with fast connections to London and the wider south-east and the Channel Tunnel Terminal at Cheriton (Calais 35 minutes) are both about 3 miles distant.

The accommodation comprises:

### **ENTRANCE VESTIBULE**

Entered via a glazed door, leaded-light windows to three sides, tiled floor, obscured glazed door to:

### **ENTRANCE HALL**

Staircase to first floor, doors to cloakroom, dining room and glazed double doors to:

### **SITTING ROOM**

Attractive painted timber fireplace surround with carved freeze, egg and dart mouldings and encompassing the recess for the freestanding wood-burning stove over a tiled hearth, shelved recess to side, two substantial beams to ceiling, glazed double doors to porch to rear, radiators, open plan to:

### **CONSERVATORY**

Of UPVC and double-glazed construction beneath a pitched double-glazed roof and above a brick-built base, windows to three sides overlooking the garden, Travertine floor with underfloor heating.

### **REAR PORCH**

Timber-framed, double-glazed windows to three sides with a pair of central timber panelled and double-glazed doors opening to a sheltered patio garden to the back of the house where there is domestic 3 pin plug socket that can be used for charging an EV, gate to the driveway and covered bicycle storage, tiled floor.

### **DINING ROOM**

Attractive brick-built fireplace surround, two exposed beams to ceiling, plate rail, secondary-glazed leaded-light window to rear, pair of wall light points, leaded-light sash window to front, contemporary column radiator, glazed door to:

### **KITCHEN/BREAKFAST ROOM**

Well fitted with a comprehensive range of base cupboard and drawer units in an attractive Shaker style and incorporating recess and plumbing for dishwasher, square

edged woodblock worktops inset with ceramic sink and drainer unit with mixer tap and four burner gas hob with stainless steel splashback, stainless steel, glazed and illuminated extractor hood above, tiled splashbacks, coordinating wall cupboards, full height shelved storage cupboard also housing Veissmann combination boiler, further bank of coordinating units incorporating recess for freestanding fridge/freezer and integrated eye level double oven/grill with pan drawers beneath, secondary-glazed leaded-light window to side, secondary-glazed leaded-light bay window to front overlooking the garden, contemporary column radiator, tiled floor, glazed door to:

### **REAR LOBBY**

Tiled floor, stable door to rear, door to **walk-in pantry** which could be used as a utility room as has plumbing and obscured window.

### **CLOAKROOM**

Low level W.C., pedestal wash basin with tiled splashback, tiled floor, shaver point, extractor fan, wall-mounted heated ladder rack towel rail.

### **FIRST FLOOR LANDING**

Secondary-glazed leaded-light window to front overlooking the garden and with views towards the sea, built-in storage cupboard, radiator, hatch to loft with ladder, doors to:

### **BEDROOM**

Washbasin with tiled splashback, pair of wall light points, secondary-glazed windows to front and side, leaded-light windows to front and side enjoying views towards the sea, radiator.

### **BEDROOM**

Built-in wardrobe cupboard, pedestal washbasin with tiled splashback, pair of secondary-glazed leaded-light windows to rear, radiator.

### **BEDROOM**

Polished timber floorboards, built-in wardrobe cupboard, secondary-glazed leaded-light window to rear, radiator.









## BEDROOM

Polished timber floorboards, polished timber fireplace surround, pedestal wash basin, secondary-glazed leaded-light window to rear, secondary-glazed leaded-light window to front overlooking the garden and with views to the sea, radiator.

## BATHROOM

Panelled bath within a tiled surround and fitted with mixer tap with handheld shower, low level W.C., washbasin with mixer tap, tiled splashbacks and vanity cupboard below, secondary-glazed leaded-light window to rear, wall-mounted heated ladder rack towel rail, recessed lighting, electric timed wall heater, extractor fan.

## Outside

### THE GARDEN

The garden is entered via a personal gate from Radnor Cliff, opening to a curved pathway paved in natural stone with raised beds to either side planted with a variety of shrubs, herbaceous and other plants, including herbs, wild strawberries, bergenia, skimmia, mahonia, hebe, fuchsia, hydrangea, apple tree and a topiary bay. The path leads to the front door and a flight of steps opposite the front door lead to an elevated area of lawn encompassed by mature shrubs affording the area a great deal of privacy. These include a fatsia japonica, smokebush, laurel and holly amongst others. To the far corner of the garden is a timber-framed **summer house** with a further seating area before it, long windows overlooking the greenery, power and light.

The pathway continues to a flight of steps which meander towards the rear of the house, where there is the:

### STUDY

Currently doubles as a utility room with plumbing for washing machine, built in storage cupboard, part tiled floor, window to front overlooking the garden, pair of windows and panelled and glazed door to side.

Outside of the study is a paved space set beneath a timber framed canopy covered in corrugated plastic, equipped with a stainless steel sink, to the side of which is an original tunnel built into the hillside which is equipped with power and light and provides a useful **workshop/storage** area. There is an additional timber-framed **potting shed**, also with power, with leaded light windows to front from where views to the sea between buildings can be enjoyed. To the side a gate opens to a herb garden.

Alongside the potting shed a flight of timber framed steps climb up the cliff to an elevated **decked terrace** (equipped with power) from where beautiful views over the house and to the sea can be enjoyed.

### PARKING

To the rear of the house is a generous driveway providing off street parking.

### EPC Rating Band E

### COUNCIL TAX

Band F approx. £3,515.36 (2025/26)  
Folkestone & Hythe District Council.

### VIEWING

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

Lawrence & Co for itself and as agent for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Lawrence & Co or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Lawrence & Co nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas 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. 12a Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement.

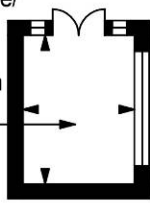




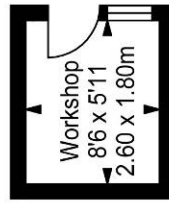


## Wilkie's Cottage, Radnor Cliff, Folkestone

Summer House/  
Shed  
6'8 x 4'11  
2.02 x 1.50m

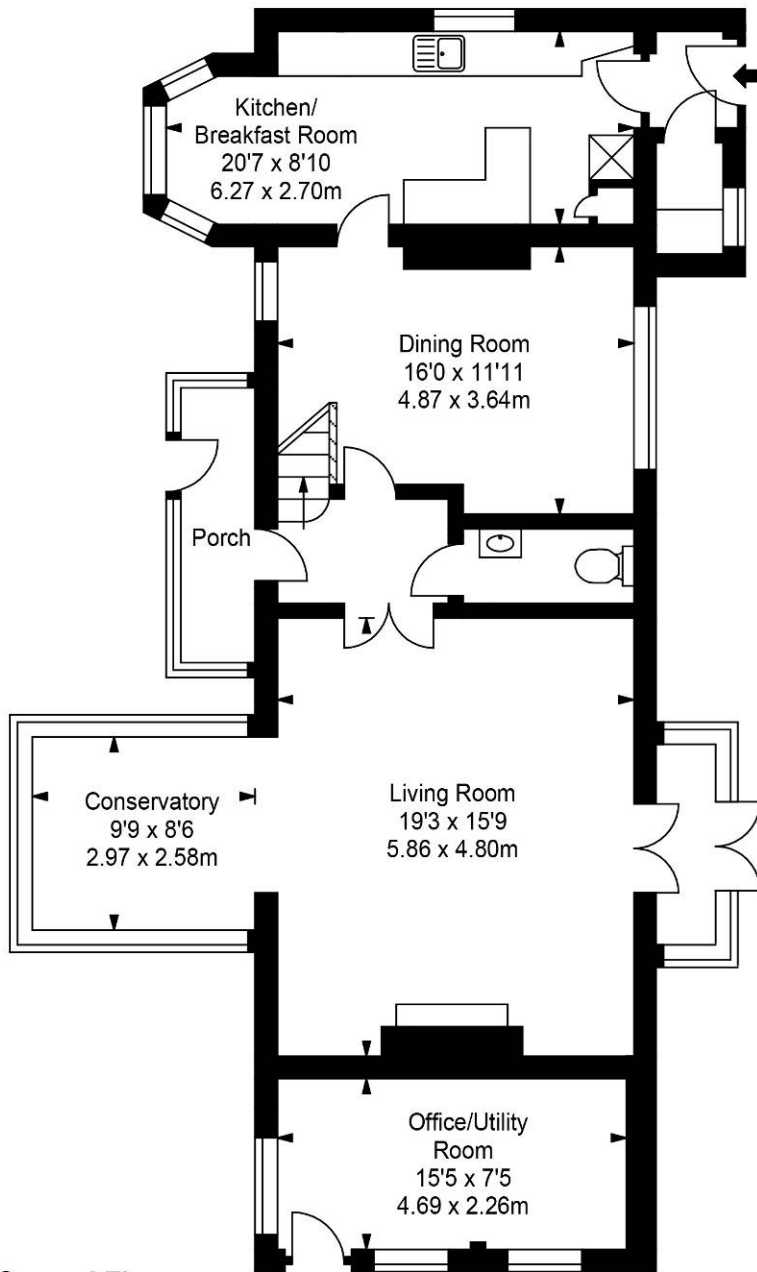


**Summer House**

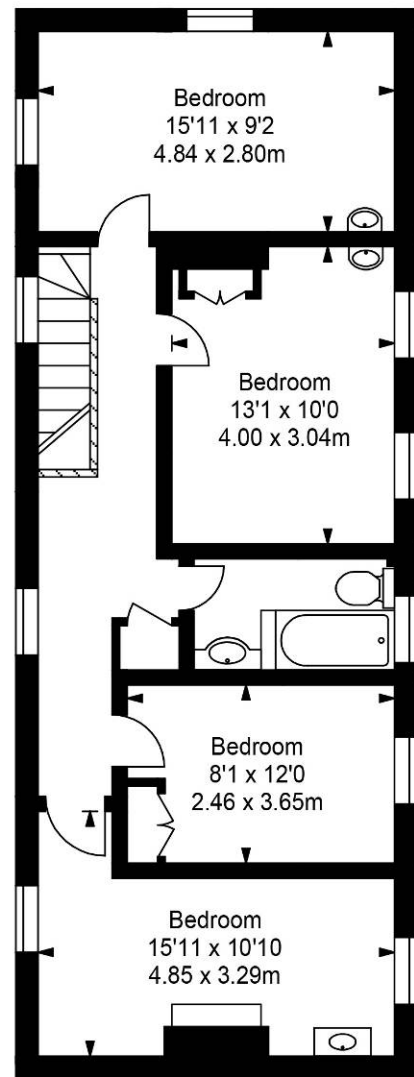


**Workshop**

Approximate Gross Internal Area :-  
Ground Floor :- 101.54 sq m / 1093 sq ft  
First Floor :- 66.24 sq m / 713 sq ft  
Summer House :- 2.97 sq m / 32 sq ft  
Workshop :- 3.99 sq m / 43 sq ft  
Total :- 174.74 sq m / 1881 sq ft



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale.  
floor plan by: [www.creativeplanettk.com](http://www.creativeplanettk.com)