



49 High Street, Hythe, Kent CT21 5AD



**EBBOR HOUSE,  
BARRACK HILL, HYTHE**

**£1,250,000 Freehold**

**An exciting opportunity to acquire an exceptional property, being offered for sale for the first time in almost 70 years. Set in delightfully secluded grounds of circa 1.5 acres, the property now requires refurbishment but totalling 3465 sq ft and enjoying sea views, has the potential to provide a comfortable home. EPC D**



# **Ebbor House, Barrack Hill, Hythe CT21 4BY**

**Entrance Hall, Sitting Room, Dining Room, Snug, Cloakroom,  
Kitchen/Breakfast Room, Various Domestic Offices,  
Seven Bedrooms, Two Bathrooms, Shower Room, Separate W.C.  
Integral Garage, Ample Parking, Grounds of Circa 1.5 Acres**

## **DESCRIPTION**

Ebbor House has been in the ownership of the same family since it was purchased circa 1958. It is a handsome double fronted property which has suffered from a period of neglect and now requires a programme of refurbishment. However, with some 3465 square feet of versatile accommodation it offers an exciting opportunity for potential purchasers to create an exceptional home tailored to suit their own tastes and requirements, is considered well worthy of the expenditure required and has been priced accordingly.

The house stands in wonderful grounds of circa 1.5 acres which have been provided with a great deal of seclusion from a lifetime of carefully planned planting with a host of mature shrubs and trees which encompass the site. Given the size of the site it is thought that there may be some potential for redevelopment (subject to all necessary consents and approvals being obtained) although previous applications have been declined, most recently seemingly on the basis of an excessive number of dwellings being proposed which would be out of keeping and harmful to the character of the vicinity.

The accommodation comprises a generous entrance hall leading to the dual aspect sitting room which is open plan to the dining room. There is a separate snug, large kitchen/breakfast room with various associated domestic offices and a cloakroom. On the first floor there are seven bedrooms, a Jack and Jill bathroom, additional bathroom, shower room and separate w.c. with some rooms enjoying views of the sea.

## **SITUATION**

Barrack Hill is a desirable location being high enough up the hillside to benefit from lovely views over the town and of the sea, yet remaining within a short walk of the High Street, with its range of interesting shops, boutiques, restaurants and cafes, together with 4 supermarkets (including Waitrose), 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, cricket, squash and bowls clubs 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 and there are two highly regarded Grammar Schools in Folkestone with a regular bus service providing access to both.

The area is fortunate in having particularly good communications with a main line railway station in Saltwood (Sandling 1.7 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 around 3 miles away and the ferry port of Dover is 12 miles away. (All distances are approximate.)



41

45

47

73

2

10

0m 5m 10m 15m

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**Promap**  
LANDMARK INFORMATION

ACK HILL

Allington

Hawke House

Spindrift

The accommodation comprises:

#### **OPEN PORCH**

Approached via a flight of steps, oak ledge and braced door to:

#### **ENTRANCE HALL**

Staircase to first floor, access to understairs storage cupboard, glazed corner storage cabinet, column radiator, doors to:

#### **SITTING ROOM**

Attractive brick built fireplace surround encompassing a wood burning stove, wall light points, two double glazed windows to side, glazed double doors with windows to either side opening to an d looking through the sun room to the gardens beyond, column radiator, pocket doors opening to:

#### **DINING ROOM**

Wall light points, double glazed window to side, column radiator, door returning to entrance hall.

#### **SNUG**

Attractive brick built fireplace surround encompassing a wood burning stove with cupboards to alcoves to either side, double glazed window to front, column radiator, door to integral garage.

#### **CLOAKROOM**

W.C., wash basin, window to front.

#### **KITCHEN/BREAKFAST ROOM**

Range of base cupboards incorporating recess and plumbing for dishwasher and freestanding green enamelled gas fired Aga, worktops inset with twin stainless steel sink and drainer unit, coordinating wall cupboards, two double glazed windows to rear overlooking the garden, doors to **walk-in shelved larder**, **walk-in pantry** equipped with original cabinets, door to secondary staircase to first floor, door giving access to **boiler room**, housing floor standing, gas-fired boiler. Door to:

#### **REAR LOBBY**

Doors to **cloakroom** with low-level WC with high-level cistern and window to side, **utility cupboard** with plumbing for washing machine and window to side, **shelved storage room**, panelled and glazed door to side.

#### **FIRST FLOOR LANDING**

Double glazed double doors and window opening to **the balcony** to the front of the property, built-in storage cupboard, shelved linen cupboard, further shelved corner storage cupboard, doors to:

#### **BEDROOM**

Built-in wardrobe cupboards, double glazed window to front enjoying views over the gardens and of the sea in the distance, two double glazed windows to side, radiator.

#### **BEDROOM**

Built-in wardrobe cupboard, further built-in storage cupboard, double-glazed window to side, column radiator.

#### **BATHROOM**

Panelled bath, low-level wc, bidet, wash basin with vanity cupboard below, double glazed window to rear, radiator.

#### **CLOAKROOM**

Low-level wc with high level cistern, window to front.

#### **BEDROOM**

Double glazed window to front overlooking the garden and enjoying views to the sea, radiator, door to:

#### **JACK AND JILL BATHROOM**

Panelled bath, wash-basin with vanity cupboard below, double-glazed window to front, radiator, door to inner hallway and door to:



## **BEDROOM**

Double glazed windows to front and side overlooking the gardens and with views of the sea, column radiator, door returning to:

## **INNER HALLWAY**

Access to loft space, shelved linen cupboard, doors to:

## **BEDROOM**

Double glazed window to side.

## **BEDROOM**

Built-in storage cupboard, double glazed window to rear.

## **BEDROOM**

Built-in storage cupboard, double glazed window to rear, radiator.

## **SHOWER ROOM**

Shower enclosure, wall hung wash basin, low level w.c., double glazed window to rear, radiator.

## **THE GROUNDS**

Set in grounds totalling circa 1.5 acres, Ebbor House is approached via a long driveway accessed from Barrack Hill, which opens to a generous parking and turning area to the side of the house. From here steps lead up to the entrance porch.

The grounds are delightfully secluded and encompass the property to all sides. Although now in need of some revitalisation, the gardens have clearly been lovingly created over the years and now benefit from a host of mature shrubs and specimen trees including acers, mimosa, magnolia, eucalyptus, silver birch, Indian bean tree and a variety of fruit trees, the result of a lifetime of thoughtful planting and garden planning.

The land slopes gently upwards away from the house to the rear and downwards to the front terminating at a large levelled area, once upon a time a tennis court. To the western boundary, accessed via a pathway carved through an impressive swathe of bamboo, is a picturesque natural stream and waterfall.

## **INTEGRAL GARAGE**

Of a generous size with a pair of double doors and a personal door to the front, power, light, windows to side. Flight of steps and door to the snug.

## **EPC Rating Band D**

## **COUNCIL TAX**

Band G approx. £4015.18 (2025/26)  
Folkestone & Hythe District Council.

## **VIEWING**

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

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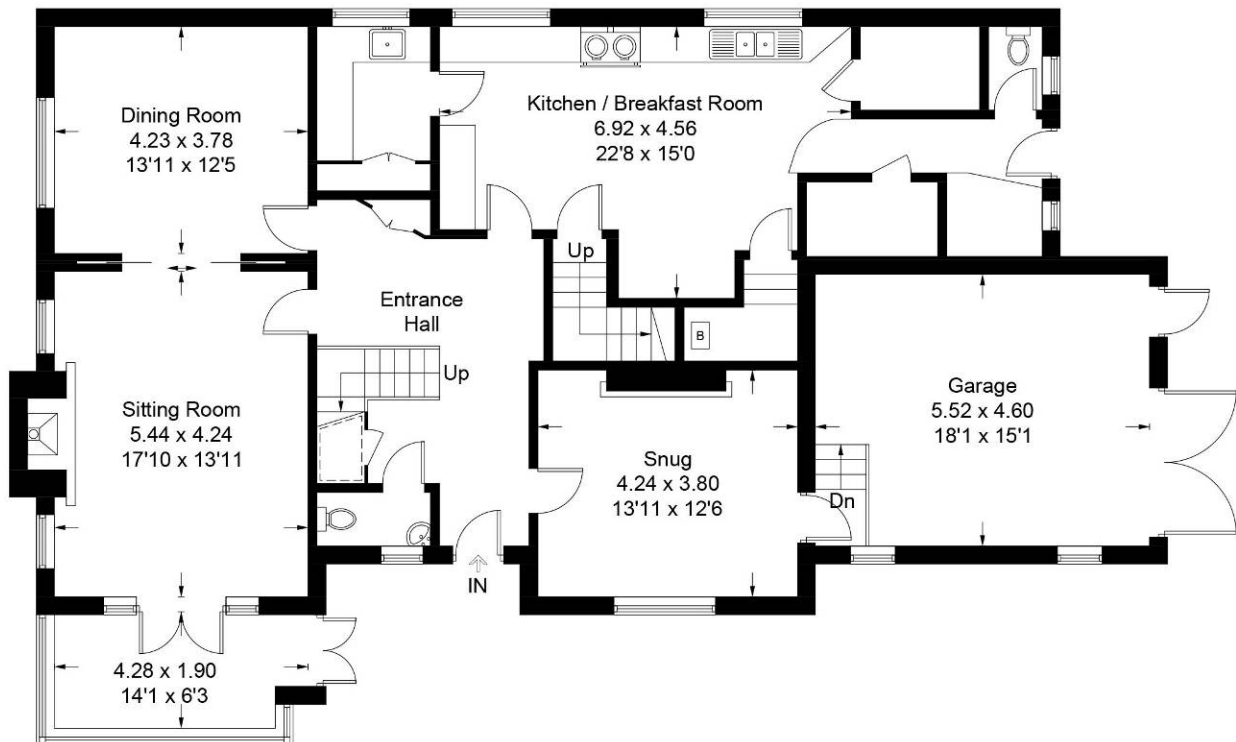


# Ebbor House, Hythe, CT21

Approximate Gross Internal Area  
Ground Floor = 169.9 sq m / 1829 sq ft  
(Including Garage)  
First Floor = 152.0 sq m / 1636 sq ft  
Total = 321.9 sq m / 3465 sq ft



**First Floor**



**Ground Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1181235)