



49 High Street, Hythe, Kent CT21 5AD



OLD CASTLE STORES, THE STREET, LYMPNE

£350,000 Freehold
NO ONWARD CHAIN

This enchanting, unlisted, period cottage is situated in the heart of the sought after village of Lympne. It offers comfortable accommodation with an abundance of original features throughout. Two reception rooms, kitchen, double bedroom, separate one bedroom guest annexe. Garden, garage/store & parking. EPC C



**Old Castle Stores
The Street
Lympne
CT21 4LQ**

**Sitting Room, Dining Room, Fitted Kitchen,
Double Bedroom, Inner Hall/Utility, Bathroom,
Separate Guest Annexe with Shower Room & Kitchenette, Office,
Garage/Store, Parking**

DESCRIPTION

Situated in the heart of the sought after village of Lympne in an idyllic position, this enchanting unlisted period cottage exudes charm and character throughout the surprisingly spacious interior. The property offers attractively presented accommodation which comprises a generous sitting room with cosy wood burning stove, dining room, well fitted kitchen, inner hall with utility area, bathroom, cellar and conservatory. The property also benefits from a separate one bedroom guest annexe with shower room and kitchenette and an office.

There is a delightfully secluded garden to the rear which has been designed for ease of maintenance and provides a charming environment in which to relax and dine alfresco.

To the side of the property is a parking space and access to the garage/store.

SITUATION

The property is situated in the heart of the popular village of Lympne with its newsagent/post office, church, village hall, pub and moments from the Castle (the historic Lympne Castle which has a bar and restaurant open to the public). There is a popular village primary school and bus stops nearby provide easy access to secondary schools in Folkestone and Hythe.

The Cinque Ports Town of Hythe, approximately 3 miles distant, provides a wide range of amenities including 4 supermarkets (including Waitrose, Sainsburys and Aldi), a vibrant High Street with various independent shops, boutiques, cafes and restaurants, together with a selection of sports and leisure facilities, golf courses, swimming pool, etc.

The motorway network (M20 Junction 11) is within a short driving distance of the property (approx 3 miles), the Channel Tunnel Terminal (4 miles), the ferry port of Dover (10 miles) and Ashford International Passenger Station (12 miles). There is also a main line railway station at Westenhanger (1 mile) down the road, with regular commuter services to London and the High Speed Link trains are available at Folkestone (West or Central) or Ashford.

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The accommodation comprises:

SITTING ROOM

Entered via a timber panelled door, sash windows to front, polished timber floorboards, woodburning stove set on stone hearth, pair of column radiators, six spotlights, trap door to cellar, door to inner hall, door to kitchen, open through to:-

DINING ROOM

Original brick built bread oven, sash window to front and sash window to rear through to the kitchen, polished timber floorboards, column radiator, access to loft space, door to:

BEDROOM

Fitted wardrobe cupboards concealed by sliding mirrored doors, double glazed window to rear looking through the conservatory to the garden beyond, polished timber floorboards, access to loft space, radiator.

INNER HALL/UTILITY

Built in storage cupboards, trap door to cellar, roof light, recess and plumbing for washing machine, wall mounted Veissman gas boiler, radiator, door to:

BATHROOM

Panelled bath with thermostatically controlled shower over, wash basin with vanity cupboard below, localised tiling, low-level WC, extractor fan, tiled floor, heated ladder towel rail.

KITCHEN

Fitted with a range of base cupboard and drawer units incorporating recess housing electric cooker, wood block worksurfaces inset with stainless steel twin sink with mixer tap and drainer unit to side, tiled splashback, coordinating wall cupboards (one incorporating the extractor above the cooker) space for freestanding fridge freezer, coordinating wall cupboards, double glazed window to rear, roof light, tiled floor, door to:

CONSERVATORY

Of UPVC construction under a glazed roof, double glazed casement doors giving access to the rear garden, engineered wood flooring, radiator, electric heater.

CELLAR

Stairs to sitting room and to inner hallway, power and light.

REAR GARDEN

The garden to the rear is well enclosed by timber panelled fencing, topped in artificial grass for ease of maintenance and backed by raised borders planted with a variety of shrubs, herbaceous and other plants. Guest room & office. Timber framed shed. A timber gate gives access to the garage/store and parking space.

GUEST ANNEXE

Entered via a pair of double glazed doors, polished timber floorboards, door to: Kitchenette Ladder staircase to roof space, square sink with electric water heater over, recessed lighting, polished timber floor board, door to: shower room Tiled shower enclosure with electric shower, low-level WC, tiled walls, recessed lighting, extractor fan.

OFFICE

Pair of double glazed doors to front, worksurface with shelves above, power and light.

GARAGE/STORE

Electric operated door to front, power and light.

EPC Rating C

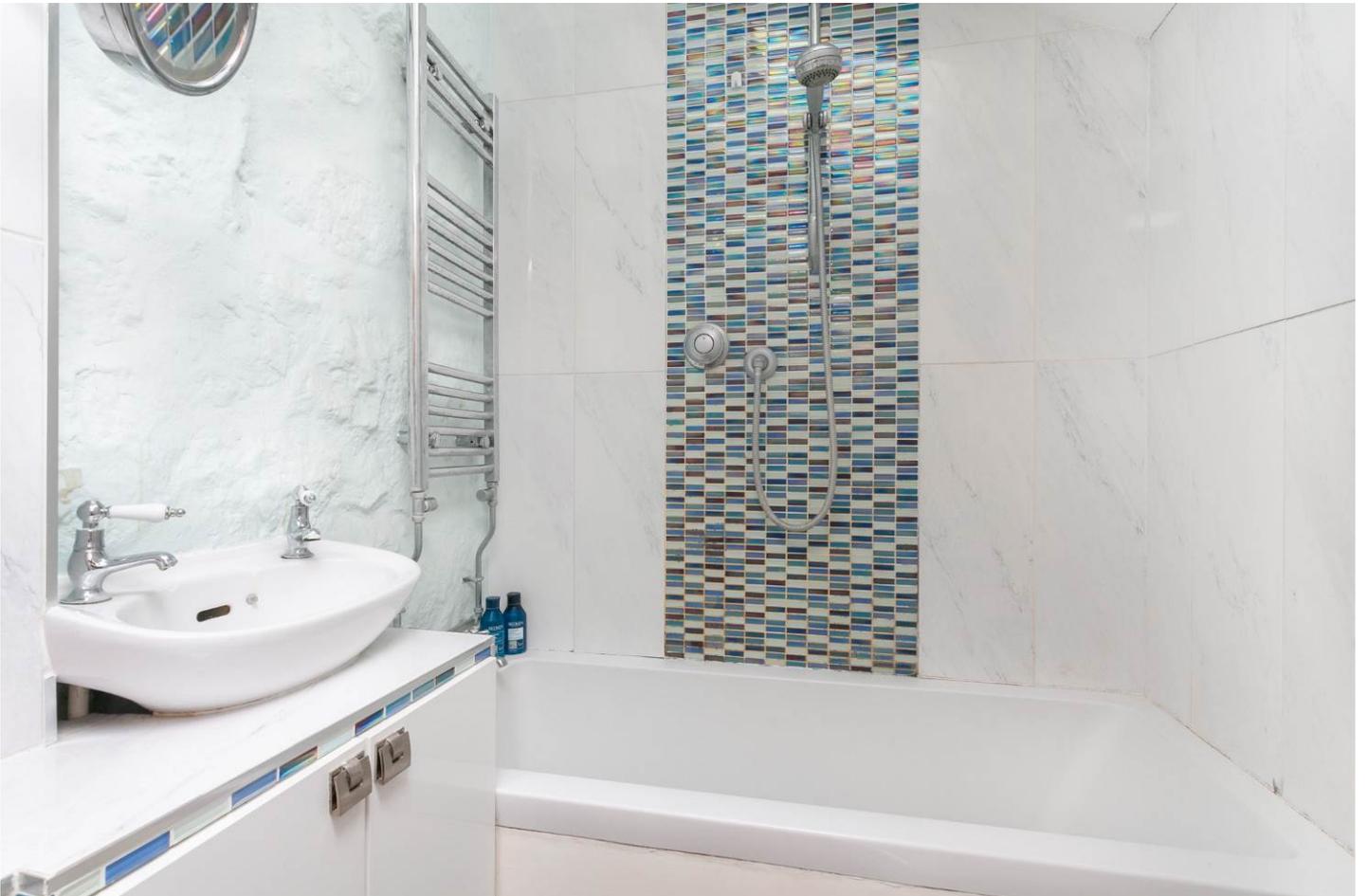
COUNCIL TAX

Band A approx. £1527.31 (2024/25)
Folkestone & Hythe District Council.

VIEWING

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







Old Castle Stores, Lympe, CT21 4LQ

Approximate Gross Internal Area :-

Basement :- 16.12 sq m / 174 sq ft

Ground Floor :- 82.39 sq m / 887 sq ft

Annex :- 25.53 sq m / 275 sq ft

Mezzanine :- 4.60 sq m / 50 sq ft

Shed :- 4.59 sq m / 49 sq ft

Total :- 133.23 sq m / 1435 sq ft

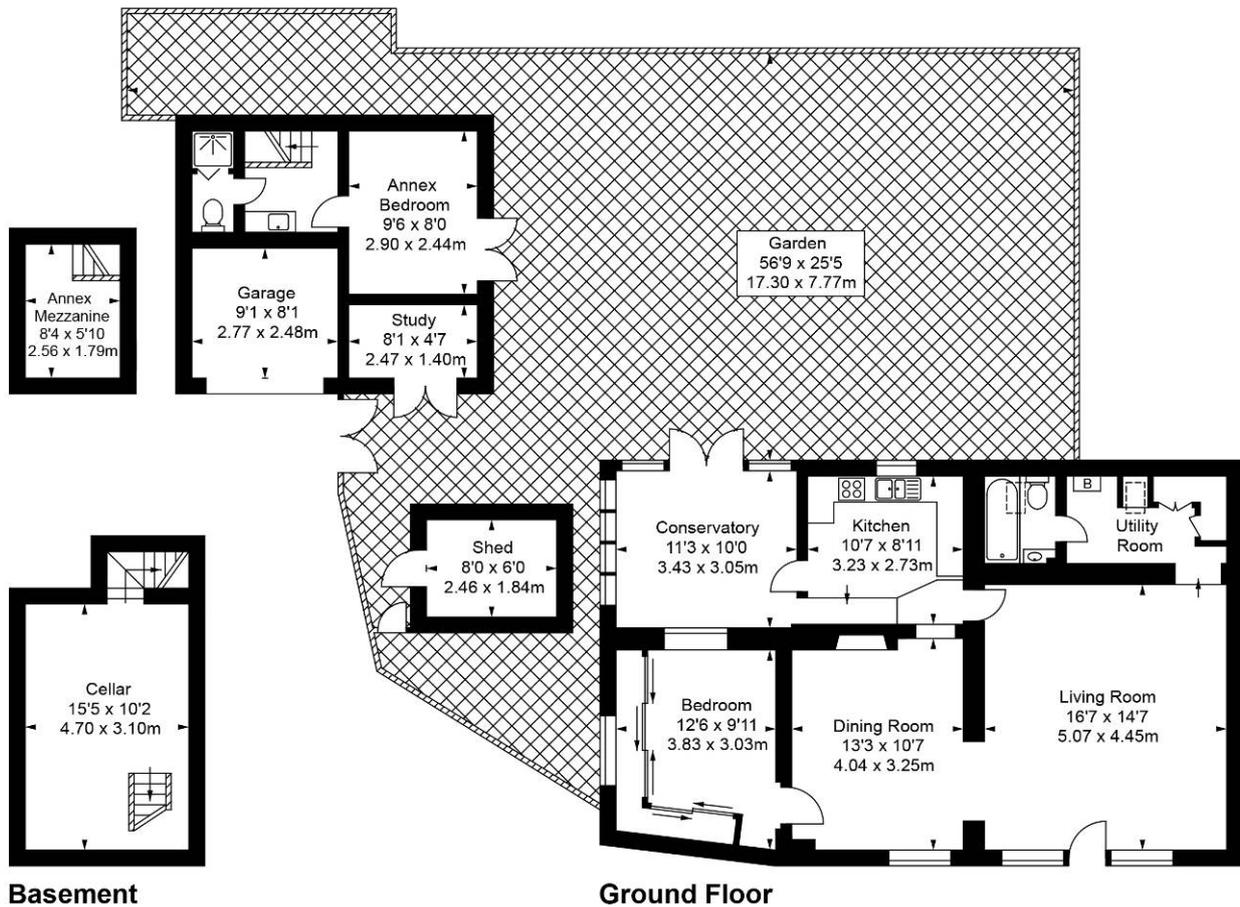


Illustration for identification purposes only, measurements are approximate, not to scale.
floor plan by: www.creativeplanettk.com