LAWRENCE & Co
- of Hythe -

49 High Street, Hythe, Kent CT21 5AD



LYMPNE VILLA, THE STREET, LYMPNE

£625,000 Freehold

NO ONWARD CHAIN

An unique single storey dwelling occupying a generous plot, in an exclusive location, in the heart of the village, on the approach to Lympne Castle. Requiring updating and improvement, the property offers the potential to create an exceptional home with 4 reception rooms and 4 bedrooms. Ample parking. EPC D



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Lympne Villa,
The Street, Lympne CT21 4LQ

Entrance Hall, Drawing Room, Sitting Room, Dining Room, Study, Kitchen/Breakfast Room, Four Bedrooms (one with En-Suite Shower Room), Bathroom, Dilapidated Outbuilding, Gardens to Front & Rear, Ample Parking

DESCRIPTION

In an exclusive location, Lympne Villa is an unique single storey dwelling which now requires a programme of repair and improvement however, with circa 2439 square feet of versatile accommodation, offers the potential to create an exceptional home. The property is considered well worthy of any expenditure required and has been priced to reflect this.

The accommodation comprises a welcoming entrance hall leading to the study to the right and to the sitting room from where doors leading to the magnificent drawing room, reminiscent of a baronial hall, with vaulted ceiling and inglenook fireplace. The dining room also has a vaulted ceiling and the breakfast room opens onto the kitchen. An inner hallway leads to four double bedrooms, one with an en-suite bathroom and a family bathroom.

The property stands on a generous plot with a wide frontage to The Street. To the front of the bungalow there is a generous driveway providing ample parking for a number of cars. There is vehicular access to the side of the property which would have lead to the garage part of a structure at the end of the garden which is now somewhat dilapidated.

SITUATION

The property is situated in the heart of the sought after village of Lympne on The Street, the approach to Lympne Castle a magnificent medieval building incorporating a bar, restaurant and bistro, and to the ancient parish Church of St Stephen. The village also enjoys a post office/convenience store, village hall, public house and a popular village primary school. Nearby 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.

The accommodation comprises:

ENTRANCE HALL

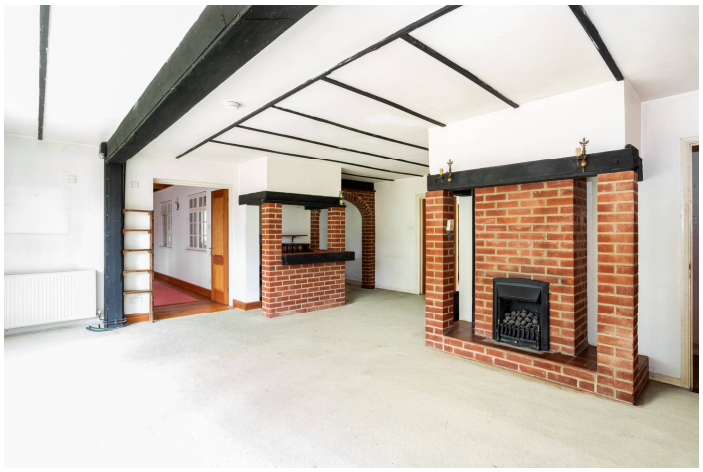
Entered via a UPVC and double glazed door with double glazed windows to either side, wall light point, radiator, glazed double doors to sitting room, door to:











BEDROOM
Pair of wall light points, built in heated linen cupboard housing factory lagged hot water cylinder, double glazed window to front, radiator.

SITTING ROOM
Brick built bar area, exposed brick chimney breast with coal effect gas fire, wall light points, double glazed casement door with double glazed windows to either side opening to and overlooking the rear garden, radiators, door to inner hall, double doors to dining room, archway to breakfast room, double doors to:

DRAWING ROOM
A dramatic space set beneath a vaulted ceiling with polished timber floorboards throughout, wall light points, impressive brick built inglenook style fireplace with provision for open fire, three timber framed and double glazed windows to rear, electric heater, open tread staircase giving access to mezzanine floor.

DINING ROOM
Set beneath a vaulted ceiling, polished timber floorboards, wall light points, pair of timber framed and double glazed windows to rear, electric heater.

BREAKFAST ROOM
Four wall light points, radiator, brick built archway to:

KITCHEN
Range of base cupboard and drawer units with roll top work surfaces inset with stainless steel sink and drainer and four burner gas hob, tiled splashbacks, coordinating wall cupboards, double glazed window and door opening to the side garden.

INNER HALLWAY
Wall light points, radiators, doors to:

BEDROOM
Wall light point, double glazed window to front, radiator, archway to:

EN-SUITE BATHROOM
Panelled bath fitted with mixer tap and handheld shower, low level WC, bidet, pedestal washbasin, tiled walls, double glazed window to side, radiator.

BEDROOM
Wall light points, double glazed window to front, radiator.

BEDROOM
Wall light point, double glazed window to front, radiator.

BEDROOM
Wall light point, double glazed window to front, radiator.

BATHROOM
Panelled bath with mixer tap and handheld shower, low level WC, bidet, pedestal washbasin, extractor fan.

THE GARDENS
Lympne Villa occupies a generous plot and is approached via a wide gravelled driveway providing off road parking for numerous vehicles. The front garden incorporates various mature specimen trees and shrubs and side access can be gained to the rear garden. The garden to the rear of the property is laid extensively to lawn with various specimen trees including flowering cherry, magnolia and silver birches amongst others. Within the garden is a dilapidated brick/block built former outbuilding/garage which now requires significant repair.

EPC Rating Band D

COUNCIL TAX
Band F approx. £3,608.41 (2026/27) Folkestone & Hythe District Council.

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



























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Lympne Villa, Lympne, CT21

Approximate Gross Internal Area = 226.6 sq m / 2439 sq ft

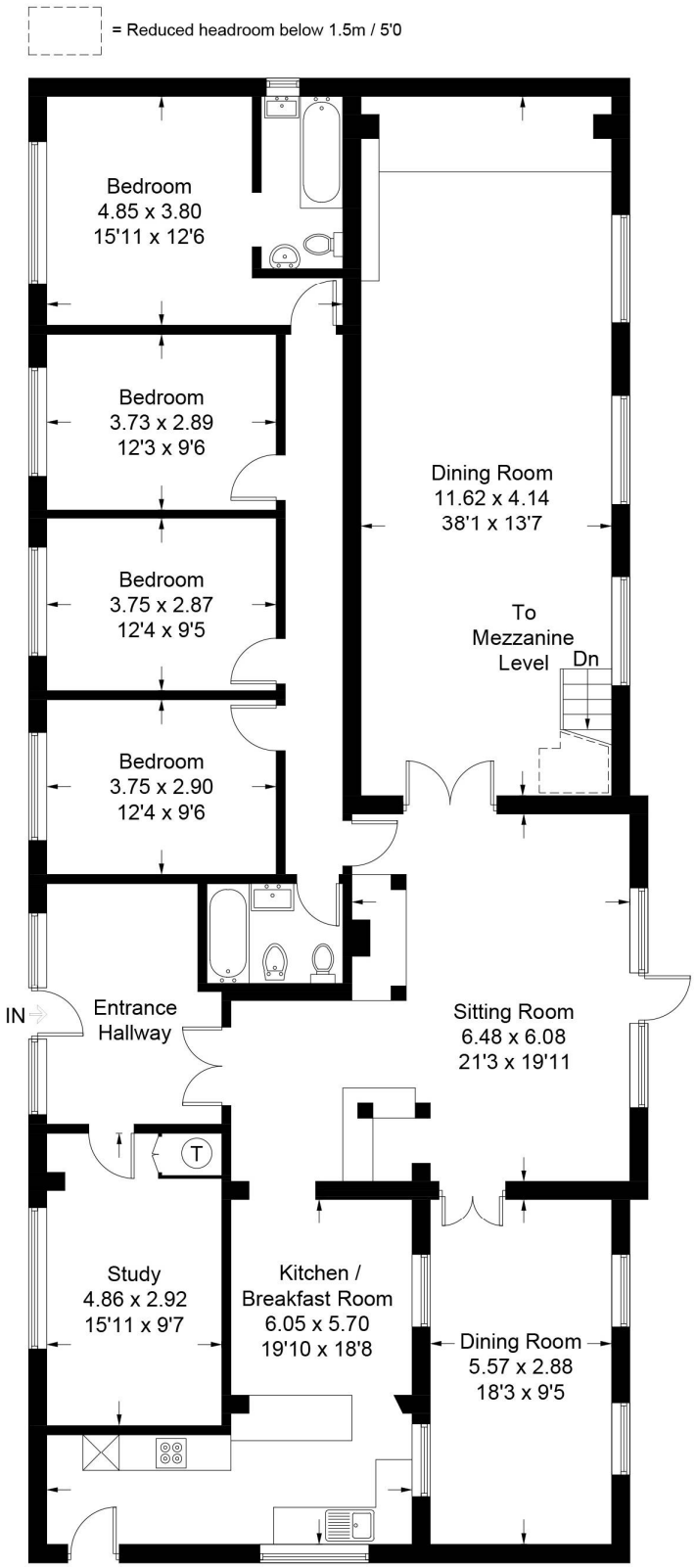


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