



49 High Street, Hythe, Kent CT21 5AD



**LYNDON HALL
CANTERBURY ROAD, LYMINGE**

**£775,000 Freehold
No Onward Chain**

A wonderful Grade II Listed period home occupying a plot of circa 1 acre in the heart of this sought after village. The property is now in need of refurbishment however, with a wealth of original features & accommodation totalling circa 3238 sq ft, has the potential to provide an exceptional home.



**Lyndon Hall,
Canterbury Road, Lyminge CT18 8HX**

**Dining Hall, Drawing Room, Sitting Room, Study Area, Rear Lobby,
Kitchen, Cloakroom,
Five Bedrooms, one with En-Suite Bathroom and a Family Bathroom,
Detached Barn, Ample Parking, Gardens of circa One Acre**

DESCRIPTION

This beautiful Grade II Listed property is believed to date to the mid 17th Century, possibly with an earlier core, with 18th, 19th and 20th Century adaptations. The house, which requires repair, restoration and refurbishment exudes charm and character throughout with a wealth of original features throughout including joinery, exposed timbers and some impressive inglenook fireplaces, has the potential to create an exceptional home tailored to suit the purchasers own tastes and requirements. It is considered well worthy of any expenditure required and has been priced to reflect the need for relatively comprehensive works.

The accommodation, which totals circa 3238 sq ft comprises a welcoming dining hall leading to the drawing room to the right and sitting room to the left, each with wonderful inglenook fireplaces. To the rear of the house is the kitchen, connecting with the sitting room, rear lobby, study area and cloakroom. The first floor provides five wonderful bedrooms, each with their individual character, the principal with an en-suite bathroom together with a family bathroom.

Lyndon Hall occupies a particularly generous plot of around an acre in the heart of this sought after village. It is surrounded by gardens to three sides with a wealth of mature shrubs and trees affording the property a great deal of privacy. There is a generous driveway providing parking for multiple vehicles. There is also a detached barn, also requiring work, offering the potential for a variety of uses (subject to obtaining all necessary consents and approvals). The property is to be sold with the advantage of no onward chain.

SITUATION

Lyndon Hall is situated in the heart of the desirable village of Lyminge within walking distance of its village store, newsagent, post office, pharmacy, church and pubs. There is also an excellent primary school and bowls club. Bus stops are accessible where regular services to Canterbury and Hythe can be found.

The Cinque Ports Town of Hythe, approximately 5 miles distant, provides a wide range of amenities including 4 supermarkets (including Sainsbury, Aldi and Waitrose), a bustling High Street with various independent shops, cafes and restaurants, doctors and dentists surgeries, etc., together with a selection of sports and leisure facilities including golf courses and swimming pool. The motorway network (M20, Junction 11) is within a relatively short driving distance of the property (approx 5 miles), providing easy access to the motorway network, Channel Tunnel Terminal and the ferry port of Dover. Ashford International Passenger Station is approximately 15 miles away, mainline rail services are accessible at Folkestone including the high speed passenger service to London St Pancras with a journey time of under an hour.

The accommodation comprises:

DINING HALL

Entered via a panelled door, inglenook style fireplace set beneath a timber bressummer beam, polished timber floorboards, exposed timbers to walls and ceiling, wall light points, three leaded light windows to front, door giving access to cloakroom, column radiator, opening to drawing room, door to dining room and open plan to:

INNER HALLWAY

Staircase to first floor with block and spiral turned banister rails, polished timber handrail and terminating in a square newel post, wall light point, doorway to:

STUDY

Pair of wall light points, sash window to rear overlooking the garden, open plan to:

REAR LOBBY

Floor standing Worcester boiler, panelled and glazed door to garden, archway to:

KITCHEN

Fitted with a range of base cupboard and drawer units incorporating integrated washing machine, dishwasher and electric oven, roll top granite effect worktops inset with 1 ½ bowl sink and drainer with mixer tap, four burner gas hob, tiled splashbacks, coordinating wall cupboards, integrated fridge and freezer, quarry tiled floor, leaded light windows to side and rear overlooking the garden, open plan to:

SITTING ROOM

Impressive inglenook fireplace set beneath an oak bressummer beam, polished timber floorboards, exposed timbers to one wall and ceiling, bow bay window to side overlooking the garden, three leaded light windows to front and one to side overlooking the garden, column radiator, further radiator, doorway returning to dining hall.

DRAWING ROOM

Impressive inglenook fireplace set beneath an oak bressummer beam, wall light points, exposed timbers to ceiling, bay with leaded light windows to rear overlooking the garden, pair of leaded light windows to front overlooking the garden, column radiator.

CLOAKROOM

Low level WC, washbasin.

FIRST FLOOR LANDING

Door giving access to cupboard housing a steep staircase to attic, exposed timbers to walls, wall light points, doors to:

BEDROOM 1

Wall light points, exposed timbers to ceiling and central upright beam, three leaded light windows to front overlooking the gardens, sash window to side, radiators, door to:

EN-SUITE BATHROOM

Freestanding twin-ended bath raised on claw and ball feet and with mixer tap with handheld shower, walk-in tiled shower enclosure with thermostatically controlled shower, low-level WC, pedestal wash basin with mixer tap, shaver and light point, cupboard housing factory-lagged hot water cylinder, sash windows to side and rear overlooking the gardens, column radiator.

BEDROOM 2

Exposed brick chimney breast with timber bressummer beam above a Georgian hob grate over a tiled hearth, exposed timbers to two walls and ceiling, high level leaded light window to side, three leaded light windows overlooking the garden, column radiator, fitted wardrobe cupboard.

BEDROOM 3

Polished timber floorboards, exposed timbers to walls and ceiling, pair of leaded light windows to front, column radiator.

BEDROOM 4

Pair of built-in wardrobe cupboards, bay with leaded light windows to rear, overlooking the garden, radiator.





BEDROOM 5

Built-in shelved linen cupboard, exposed timber to ceiling, window to rear overlooking the garden.

BATHROOM

Panelled bath set within a tiled surround with mixer tap, tiled shower enclosure fitted with thermostatically controlled shower, low-level WC, pedestal washbasin, shaver and light point, shelved storage cupboard, sash window to rear, heated towel rail.

THE GROUNDS

Lyndon Hall is set in grounds of approximately 1 acre and is entered via an opening to Canterbury Road leading to a block-paved driveway which passes the front of the house where there is an expanse of lawn and various specimen trees including flowering cherry, magnolia and copper beeches amongst others. The driveway continues to the side of the house and exits at the rear. To the rear of the house is a further expanse of lawn again with various specimen trees including magnolia, maple, conifers and a tulip tree amongst others. The gardens continue to the side of the property where there are further expanses of lawn, a large timber framed outbuilding, a brick and timber pergola supporting a wisteria over a paved terrace and further specimen shrubs and trees.

EPC Rating Grade II Listed, EXEMPT

COUNCIL TAX

Band G approx. £4242.58 (2026/27)
Folkestone & Hythe District Council.

VIEWING

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

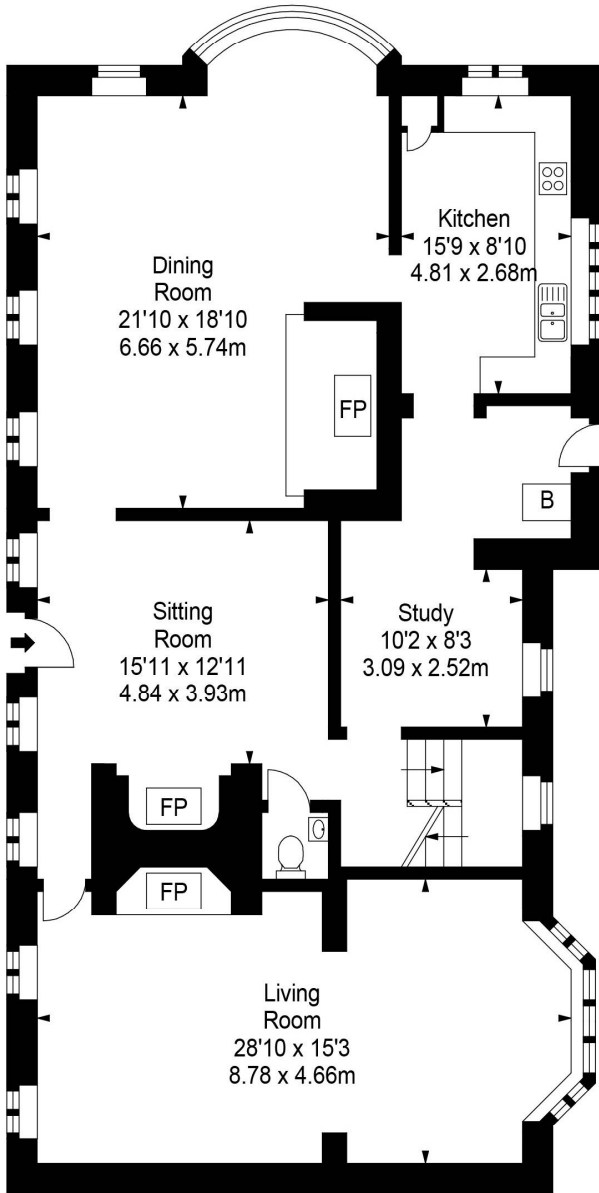


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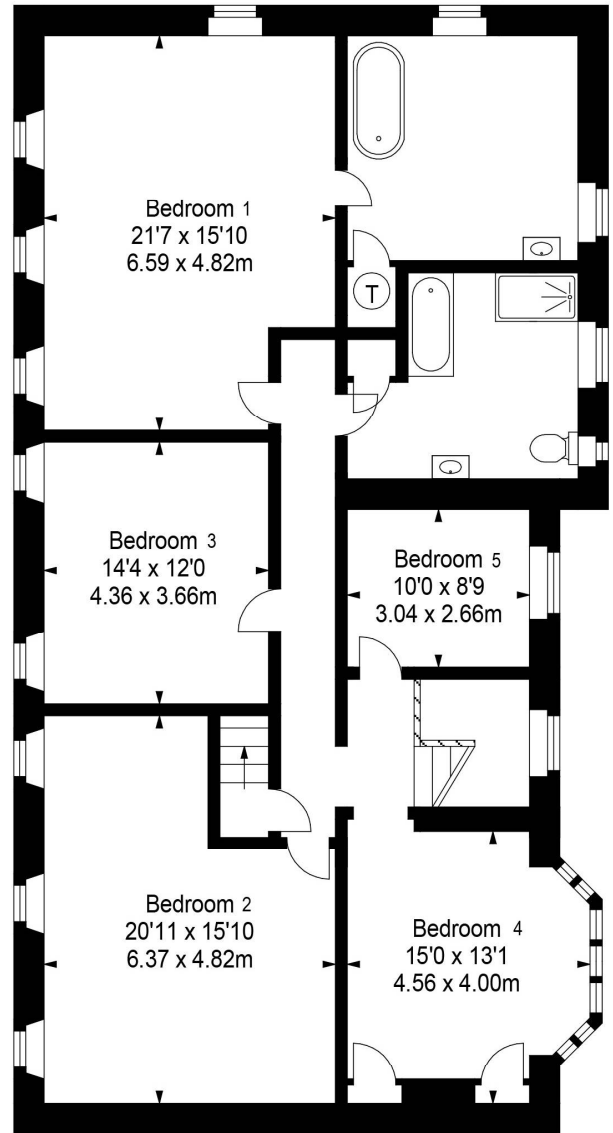


Lyndon Hall

Approximate Gross Internal Area :-
Ground Floor :- 151.43 sq m / 1630 sq ft
First Floor :- 149.39 sq m / 1608 sq ft
Total :- 300.82 sq m / 3238 sq ft



Ground Floor



First Floor

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