



49 High Street, Hythe, Kent CT21 5AD



## **LOCHIEL HOUSE, 2 ORMONDE ROAD, HYTHE**

**£575,000 Freehold**

A handsome period house in a prime location, moments from the beach. The spacious accommodation enjoys a wealth of original features and includes 2 reception rooms, kitchen/breakfast room, utility and cloakroom, 5 bedrooms and 2 en-suites. There is a delightful west facing courtyard garden. EPC D.



# **Lochiel House**

## **2 Ormonde Road, Hythe CT21 6DN**

**Entrance Hall, Sitting Room, Kitchen/Breakfast Room, Dining Room,  
Utility Room, Cloakroom,  
Five Bedrooms (one en-suite shower room, one en-suite bathroom),  
Shower Room.  
Delightfully Secluded Courtyard Garden**

### **DESCRIPTION**

Lochiel House is a handsome period property situated in a favoured location, moments from the beach and a short walk from the town centre. The property, which has been extensively improved by the current owners, offers attractively presented accommodation of particularly comfortable proportions with a wealth of original features throughout. The accommodation comprises a welcoming entrance hall leading to the sitting room with its attractive fireplace and deep bay window, the kitchen/breakfast room is spacious and well fitted and leads to a dining room opening onto the rear garden. There is also a utility room and cloakroom. On the first and second floors are five bedrooms, one used by the current owners as a study, one with a large en-suite bathroom, the second with an en-suite shower room, and a further shower room.

There is a most attractive courtyard garden to the rear which enjoys a sunny westerly aspect and provides a particularly pleasant environment in which to relax and dine alfresco. It also incorporates a good storage shed. On street parking is readily available in the immediate vicinity.

### **SITUATION**

Ormonde Road is a particularly sought-after residential location, on level ground, to the south of the Royal Military Canal, moments from the seafront (where one can dine alfresco at Griggs Of Hythe on Fisherman s Beach or in style at The Hythe Bay Seafood Restaurant) and a short, level walk from the busy High Street with its range of independent shops, boutiques, cafes and restaurants. The town also benefits from having 4 supermarkets (including Waitrose, Aldi and Sainsburys), There is a selection of sports and leisure facilities in the vicinity, including tennis, bowls, water sports, cricket, bowls and squash clubs etc. as well as The Hotel Imperial Leisure Complex and two golf courses. The property is also a short walk from Hythe Bay Primary School with other educational facilities nearby and boys and girls grammar schools in Folkestone. The larger town of Folkestone is 5 miles and the Cathedral City of Canterbury 15 miles.

The area is convenient for communication to London and the Continent with the M20 motorway (Junction 11) 2½ miles distant, the Channel Tunnel Terminal 3 miles and a mainline railway station at Saltwood just over 2 miles away. High Speed trains to London St Pancras are available from both Ashford (10 miles) and Folkestone (Central and West). (All distances are approximate.)

The accommodation comprises:

### **ENTRANCE HALL**

Entered via a timber and glazed door with fanlight above, staircase to first floor with painted timber moulded handrail, square banister rails and terminating in a turned

newel post, parquet wood flooring, radiator, doors to kitchen/breakfast room and door to:-





### **SITTING ROOM**

Attractive painted timber fireplace surround inset with cast iron fireplace, double glazed bay window to front, dental moulded cornice, picture rail, built-in cupboard to corner, radiator.

### **KITCHEN/DINING ROOM**

Well fitted with a range of base cupboard and drawer units incorporating recess and plumbing for freestanding dishwasher and undercounter fridge and freezer, recess housing Range Master dual fuel oven, wood block work surfaces inset with under mounted ceramic sink with mixer tap and grooved drainer to side, tiled splashback's, coordinating wall cupboards, coordinating island obscure double glazed window, recessed lighting, radiator, tiled floor, open through to:-

### **DINING ROOM**

Double glazed bi-folding doors giving access to the courtyard garden, obscure glazed window to side, radiator, coved ceiling, open through to:-

### **UTILITY ROOM**

Worksurface with cupboards and drawers below, space for freestanding fridge freezer, recess and plumbing for washing machine, obscure double glazed window to side, Velux roof light, window, tiled floor, door to:-

### **CLOAKROOM**

Low-level WC, pedestal wash basin, tiled splashback, obscure double glazed window to rear, extractor fan, tiled floor, wall mounted dimplex heater.

### **FIRST FLOOR LANDING**

Staircase to 2nd floor, door to:-

### **BEDROOM 1**

Double glazed bay window to front, two wall lights points, picture rail, radiator, door to:-

### **EN-SUITE SHOWER ROOM**

Shower enclosure with Aqualisa electric shower, low-level WC, wash basin with mixer tap and vanity cupboard below, obscure double glazed window to side, heated ladder rack towel rail, tiled floor.

### **BEDROOM 2**

One double glazed window to rear, two wall light points, picture rail, radiator, door to:-

### **EN-SUITE BATHROOM**

P ended bath with mixer tap and handheld attachment, glazed shower screen, winged wash basin with mixer tap and vanity cupboard below, mirror with vanity cupboard to side, low-level WC, access to airing cupboard housing Worcester gas boiler, access to cupboard housing factory lagged hot water cylinder, obscure double glazed window, tiled walls, tiled floor, radiator.

### **SECOND FLOOR LANDING**

Access to loft space, door to:-

### **BEDROOM 3**

Attractive painted cast iron fireplace, pair of double glazed windows with views across Hythe and towards The roughs in the distance, coved ceiling, radiator.

### **BEDROOM 4**

Attractive painted cast iron fireplace, double glazed window with views towards Hythe s hillside, radiator.

### **BEDROOM 5**

Double glazed window with window with views towards Hythe s hillside, radiator.

### **SHOWER ROOM**

Tiled shower enclosure with Aqualisa electric shower, pedestal wash basin, low level WC, obscure double glazed window, tiled walls, radiator.











## OUTSIDE

### **FRONT GARDEN**

The garden to the front is set behind a low wall and mature hedging and topped in shingle for ease of maintenance.

### **COURTYARD GARDEN**

Attractive stone paving, well enclosed and enjoying a beautiful ragstone wall topped in trellis supporting a stunning wisteria, built-in wooden seating area, timber shed, outside tap, timber framed shed, gate giving access to Park Road.

### **EPC Rating**

### **COUNCIL TAX**

Band D approx. £2197.03 (2023/24)  
Folkestone & Hythe District Council.

### **VIEWING**

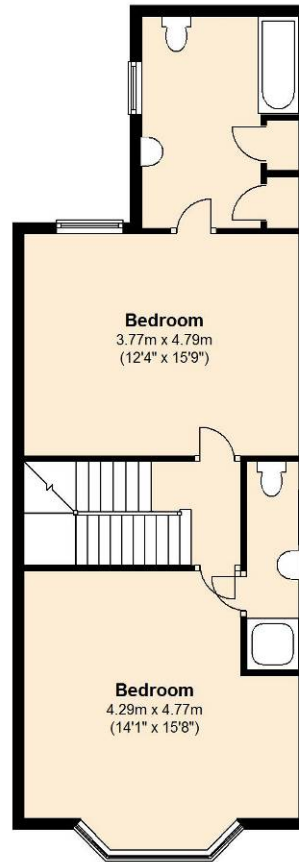
Strictly by appointment with **LAWRENCE & CO, 01303 266022.**



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### First Floor

Approx. 57.4 sq. metres (618.4 sq. feet)

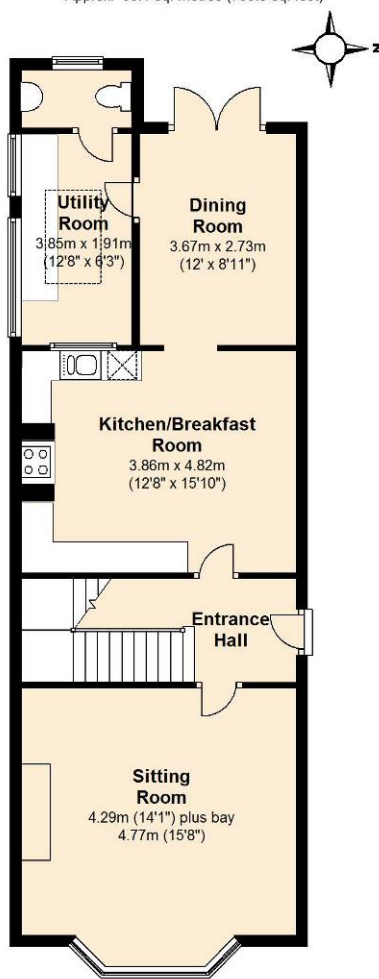


**Bedroom**  
3.77m x 4.79m  
(12'4" x 15'9")

**Bedroom**  
4.29m x 4.77m  
(14'1" x 15'8")

### Ground Floor

Approx. 68.1 sq. metres (733.5 sq. feet)



**Utility Room**  
3.85m x 1.91m  
(12'8" x 6'3")

**Dining Room**  
3.67m x 2.73m  
(12' x 8'11")

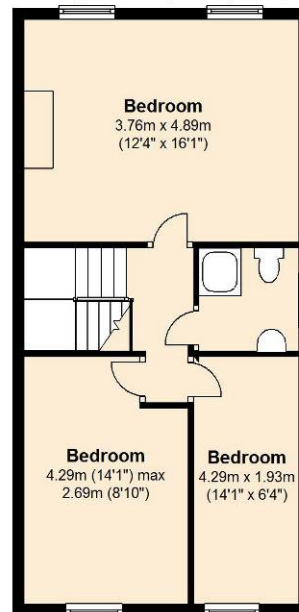
**Kitchen/Breakfast Room**  
3.86m x 4.82m  
(12'8" x 15'10")

**Entrance Hall**

**Sitting Room**  
4.29m (14'1") plus bay  
4.77m (15'8")

### Second Floor

Approx. 47.2 sq. metres (507.7 sq. feet)



**Bedroom**  
3.76m x 4.89m  
(12'4" x 16'1")

**Bedroom**  
4.29m (14'1") max  
2.69m (8'10")

**Bedroom**  
4.29m x 1.93m  
(14'1" x 6'4")

Total area: approx. 172.8 sq. metres (1859.6 sq. feet)