



49 High Street, Hythe, Kent CT21 5AD



THE OLD GRANARY 8 MARINE WALK STREET, HYTHE

£350,000 Freehold

An enchanting Grade II Listed period cottage in a prime central location, moments from the High Street and the Royal Military Canal. Comprising a sitting room, kitchen/dining room, shower room, cloakroom, three double bedrooms, and a bathroom. Pretty part walled courtyard garden.



**The Old Granary
8 Marine Walk Street
Hythe
CT21 5NW**

**Entrance Vestibule, Sitting Room, Kitchen/Dining Room,
Shower Room, Cloakroom,
Three Bedrooms, Bathroom,
Cellar, Courtyard Garden**

DESCRIPTION

This enchanting Grade II Listed cottage, which exudes charm and character throughout, has been a much loved home for the current owner for over twenty years.

The accommodation, which is of particularly comfortable proportions, comprises an entrance vestibule which leads to the sitting room to the left and the kitchen/dining room to the right. Beyond the sitting room is a shower room and cloakroom. On the first floor there are two double bedrooms, with a further double bedroom and bathroom on the second floor. The property also has a cellar.

To the rear of the house is a delightfully secluded and walled courtyard garden.

SITUATION

Marine Walk Street is situated within the desirable Conservation Area of the town, on level ground, moments from the Royal Military Canal and the the bustling High Street, with its range of interesting shops, boutiques, restaurants and cafes, doctors surgeries, etc. the town is also well served by four supermarkets including Waitrose and Sainsburys. The attractive, unspoilt seafront and picturesque Royal Military Canal are only a little further away together with a variety of sports and leisure facilities, including 2 golf courses and the Hotel Imperial Leisure Centre.

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



The accommodation comprises:

ENTRANCE VESTIBULE

Entered via a timber panelled door with glazed fan light above, staircase to first floor, doors to kitchen and:

SITTING ROOM

Attractive painted timber fireplace surround, sash window to front, sash window to side overlooking the courtyard garden, radiator, door giving access to staircase leading down to cellar which is supplied with power and lighting and also houses the wall-mounted gas-fired Worcester boiler, glazed door to:

SHOWER ROOM

Shower enclosure fitted with electric shower, provision for washing machine, window to side, radiator, door to:

CLOAKROOM

Close coupled WC, obscured window to side.

KITCHEN/DINING ROOM

Pine base cabinets and drawers with recess for fridge, roll top work surfaces inset with stainless steel sink and drainer with tiled splashbacks, pine wall cupboards, space for freestanding gas stove, polished timber floorboards, shelved storage cupboards, sash window to front, window to side, radiator.

FIRST FLOOR LANDING

Staircase continuing to second floor, window to front.

BEDROOM

Painted timber panelled wall, attractive painted fireplace surround, built-in storage cupboard, secondary glazed aureole window to front, sash window to side overlooking the courtyard garden, radiator.

BEDROOM

Sash window to side built-in storage cupboard, secondary glazed aureole window to front enjoying a pleasant open aspect over gardens, radiator.

SECOND FLOOR LANDING

Doors to bedroom, secondary glazed window to front enjoying a pleasant open aspect towards the Royal Military Canal, sash window to side, radiator.

BATHROOM

Panelled bath with mixer tap and hand held shower attachment, low level WC with concealed cistern, wall hung wash basin, built-in storage cupboard, sash window to side enjoying a pleasant open aspect over gardens and rooftops, sash window to front.

OUTSIDE

The old granary is approached via a picket style gate from Marine Walk Street leading to a paved pathway which leads to the front door. A further gate gives access to the:

COURTYARD GARDEN

Enclosed by a combination of ragstone and brick built walls and providing a delightfully secluded alfresco dining space backed by a raised bed planted with espalier fruit trees, outside tap.

COUNCIL TAX

Band D approx. £2409.11 (2025/26)
Folkestone & Hythe District Council.

VIEWING

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

Lawrence & Co for itself and as agent for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Lawrence & Co or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Lawrence & Co nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 12a Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement.







The Old Granary, 8 Marine Walk Street, Hythe, CT21 5NW

Approximate Gross Internal Area :-

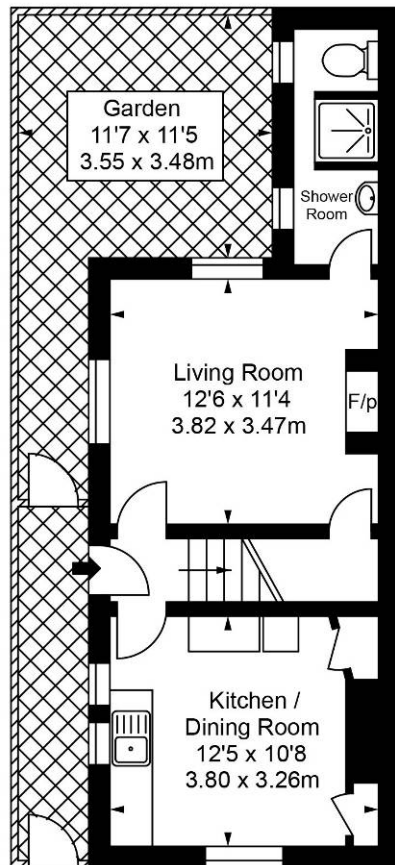
Basement :- 14.48 sq m / 156 sq ft

Ground Floor :- 34.75 sq m / 374 sq ft

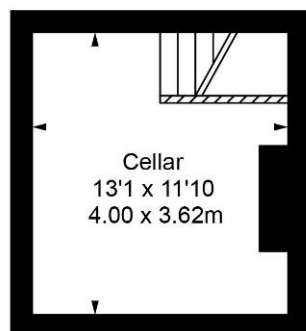
First Floor :- 31.18 sq m / 336 sq ft

Second Floor :- 27.30 sq m / 294 sq ft

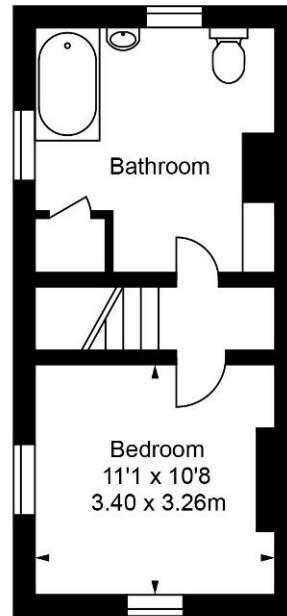
Total :- 107.70 sq m / 1160 sq ft



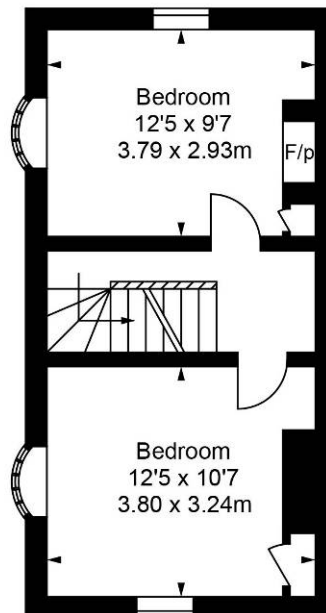
Ground Floor



Basement



Second Floor



First Floor

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