



St. Mary's House
St. Mary's Road | West Hythe | Hythe | Kent | CT21 4NU

 FINE & COUNTRY



Step inside

St. Mary's House

Steeped in history, this charming but unlisted Georgian residence was originally built in 1805 as The Carpenter's Arms pub to provide somewhere for the navvies building the Hythe Military Canal to relax. It continued as a spacious public house until the 1960s when it was converted into a delightful private dwelling, sat on a large plot and has been in the current owners' family since 1982. The property has an impressive frontage with a brick wall and wrought iron railings, high chimneystacks, varied roof lines and bargeboards as well as mellow brickwork and quoins and a crazy paved terrace running the length of the property that leads to a pitched roof porch and the entrance. While internally the period features continue with ornate coving and ceiling roses, parquet flooring, picture rails, a period staircase and attractive fireplaces.

There is a beautiful and spacious reception hall with the staircase to the first floor, a door to the garden, a brick fireplace and access to a contemporary cloakroom as well as lovely parquet flooring that continues into the large and elegant sitting room. This room is accessed via double multi-pane doors from the hall and, because it was originally two rooms, it has two brick fireplaces and a charming wooden plate shelf as well as a door to a large dual aspect study/office and French doors to the delightful conservatory with tiled flooring and where you can sit and enjoy views over the garden.

A contemporary kitchen/breakfast room will delight anyone who enjoys catering. It includes beige glossy wall cabinets and attractive wood effect units with a black sparkly worktop housing Bosch appliances including an induction hob and extractor, double oven, dishwasher, washing machine and tumble dryer as well as a stand-alone American style fridge freezer, two pull out larder cupboards and a peninsular dividing the kitchen from the spacious breakfast area. It is adjacent to the well-proportioned dual aspect formal dining room that lends itself to having a large circular dining table.

Off the large landing there is a modern family shower room with a vanity basin and cupboards under as well as four double bedrooms including one with a partially vaulted ceiling, Velux windows, views over the hillside with sheep grazing in the field and access to a partially boarded attic. There is also a small double, a guest room with a walk in wardrobe, an ensuite shower and hillside views and the principal with a dressing room, fitted cupboards and bedroom furniture plus an ensuite bathroom with a bath and shower as well as a balcony overlooking the garden and beyond.

Outside the vast rear terrace surrounded by a dwarf wall is ideal for al fresco entertaining, while under the balcony there is access to an internal store room that could always be converted into an office. The rest of the garden includes a large lawn, a central pergola, shrub borders and a pathway to a rear gate that opens onto the footpath beside the bank and the Military Canal. There are double gates leading to a block paved driveway providing off road parking for a number of vehicles and a detached double garage with a new pitched roof.













Seller Insight

“ This property was our parents' pride and joy and for more than four decades they revelled in the space, the history, the character and the location along a quiet no through road. Having direct access to the Military Canal footpath allows you to walk into Hythe in one direction or taking the country route the other way and even having the opportunity to spot some of the animals in the Port Lympne Animal Park. It is close to the dog friendly Unit 1 pub and craft centre and not far to Botolph's Bridge pub restaurant. It is also a wonderful area for families with the sandy beach at Dymchurch not far away and plenty of places to go for walks and for anyone who enjoys fishing the canal offers good sport. With regard to education there are good local primary schools including Lympne and Dymchurch, excellent grammar schools in Ashford, Folkestone and Canterbury and first class private schools in Canterbury and Ashford.

At the top of the hill is Lympne, most famous for Port Lympne Animal Park but also for its impressive castle that is now a fairytale wedding and events venue as well as having a Medieval Pub open most days and the Naughty Dog which is a very dog friendly restaurant. There is also the County Members pub and a restaurant and overnight accommodation at Port Lympne and the village also includes a convenience store and post office. However Hythe is only about five minute drive with its array of individual shops, restaurants and pavement cafés as well as a range of supermarkets including Waitrose and Sainsbury's and the world famous Romney Hythe and District miniature railway as well as a plethora of sports clubs including the Sene Valley Golf Club. You can take a train from Westenhanger station but it is only about 20 minutes to Ashford for the high speed train and shorter journey times and it is not far to the M20 and Channel Tunnel for a trip to the Continent.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Travel

By Road:	
Hythe	3.2 miles
Westenhanger Station	2.5 miles
Ashford International	13.3 miles
Channel Tunnel	6.1 miles
Canterbury	16.6 miles
Dover Docks	18.3 miles
Gatwick Airport	70.3 miles
Charing Cross	71.1 miles

By Train from Westenhanger	
St Pancras	54 mins
Charing Cross	1hr 35 mins
London Bridge	1hr 24 mins

By Train from Ashford	
High-Speed St. Pancras	36 mins
Charing Cross	1hr 14 mins
Victoria	1hr 02mins
Canterbury West	16 mins

Leisure Clubs & Facilities

Hythe Cricket and Squash Club	01303 267458
Hythe Football Club	01303 264932

Sene Valley Golf Club
Imperial Hotel Spa and Golf
Hythe Lawn Tennis Club
Cinque Ports Angling Society

Healthcare

Oaklands Health Centre	01303 235300
Sun Lane Surgery	01303 267102
William Harvey Hospital	01233 633331

Education

Primary Schools:	
Lympne Primary School	01303 268041
Dymchurch Primary	01303 872377
St. Augustine's Catholic Primary	01303 266578
Ashford School (Prep)	01233 625171

Secondary Schools:	
Harvey Grammar for Boys	01303 252131
Folkestone School for Girls	01303 251125
Folkestone Academy	01303 842400
Marsh Academy	01797 364593
King's School, Canterbury	01227 595501
Ashford School	01233 625171

Entertainment

Unit One	01303 265000
Marlowe Theatre	01227 787787
Leas Cliff Hall	01303 228600
Botolphs Bridge	01303 267346
The Hide and Fox	01303 260915

Local Attractions / Landmarks

Romney Hythe and Dymchurch miniature railway
Lympne Castle and Saltwood Castle
Port Lympne Animal Park
Hythe Venetian Fete
Hythe Military Canal
St. Leonard's Church, Hythe
Dover and Deal castles
Secret War Tunnels
Canterbury Cathedral



GROUND FLOOR

Reception Hall	13'6 x 11'4 (4.12m x 3.46m)
Cloakroom	
Dining Room	15'6 x 13'0 (4.73m x 3.97m)
Kitchen/Breakfast Room	22'0 (6.71m) x 11'6 (3.51m) narrowing to 10'0 (3.05m)
Sitting Room	29'8 x 14'0 (9.05m x 4.27m)
Conservatory	14'2 x 10'8 (4.32m x 3.25m)
Study/Office	15'0 x 12'6 (4.58m x 3.81m)
Store Room	12'7 x 11'10 (3.84m x 3.61m)

BASEMENT

Cellar

SPLIT LEVEL FIRST FLOOR

Landing	
Bedroom 4	12'11 (3.94m) x 10'1 (3.08m) narrowing to 7'4 (2.24m)
Bedroom 3	17'3 x 11'2 (5.26m x 3.41m)
Shower Room	
Bedroom 2	13'9 x 11'9 (4.19m x 3.58m)
Walk In Wardrobe	
En Suite Shower Room	
Principal Bedroom	17'5 x 13'0 (5.31m x 3.97m)
Dressing Room	
En Suite Bath/Shower Room	
Balcony	

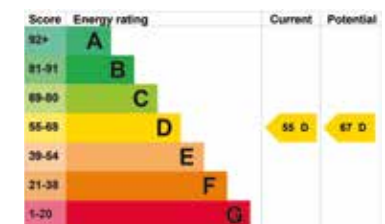
OUTBUILDING

Detached Garage	18'9 x 16'6 (5.72m x 5.03m)
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OUTSIDE

Rear Garden
Front Garden
Driveway

Council Tax Band: F
Tenure: Freehold



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