

INIGO



Seabrook Road

HYTHER, KENT

SOLD

Located outside the centre of Hythe, Kent, this expansive three-storey, south-west-facing Edwardian house occupies an elevated plot on Seabrook Road, which runs parallel to the beautiful coastline below. It stretches to some 2,300 sq ft internally, with four bedrooms, an extensive garden and a subterranean garage. Inside and out present a wealth of period features that have been enhanced by the contemporary yet sensitive renovations undertaken under present ownership. The house sits is a four-minute stroll from the expansive Royal Military Canal and is an eight-minute walk from Hythe's delightful beach, with its shorefront coffee and scallop-selling spots.

Setting the Scene

Hythe – meaning haven or landing place – was once part of the Cinque Port confederation. It lies on the edge of Romney Marsh, within easy reach of Folkestone and Rye. Once the site of an industrious harbour, the town is known today for its exceptional views over the English Channel, its Victorian promenade and wonderful farmers' markets every second and fourth Saturday of the month.

Seabrook Road

HYTHE, KENT

SOLD



Situated on pretty Seabrook Road, this arresting home is a variation on the area's distinctive vernacular. Its red-brick and stucco façade is characterised by decorative brickwork, with timber framing on the gable against white render and a carved parapet. A canted bay window fitted with Queen Anne-style sashes is enhanced by a central panel of elaborately arranged fixed panes.

The Grand Tour

In typical Edwardian fashion, entrance to the house is via a sheltered side porch to one side. On entry is an impressive hallway with high ceilings and floorboards carefully restored by the current owners.



The living room is at the front of a plan, with a wide bay window that draws in plenty of natural light. The brightness amplifies the serene colour scheme adopted here, with walls washed in 'Dimity'. An original fireplace houses a wood-burning stove, with built-in alcove shelving on either side.

An informal library lies adjacent, painted in Farrow and Ball's understated shade, 'Green Smoke'. The space has a modest corner cast-iron fireplace as well as views towards the coast through diamond-shaped Queen Anne-style glazing – an ideal spot for an afternoon's reading.

The kitchen lies at the rear of the ground floor and has been fitted with contemporary white tiles and contrasting grout. Subtle pink woodwork adds a playful touch, and a walk-in larder sits to one side. Unfitted stainless steel units and sideboard characterise the workspace, along with a large gas stove and extractor hood. Behind, a scullery has direct access onto the patio section of the garden for summer barbecues and outdoor dining. The owners have had plans drawn up to open up the kitchen into a single larger space, with doors leading directly to the garden; more information can be provided on request.

The large dining room is ideal for bigger gatherings. Soft-hued walls are punctuated by two 'Picture Gallery Red'-painted alcove cupboards and wonderful matching timber-framed French doors that lend extended views over the patio and garden beyond. A wood-burning stove sits in the original fireplace. A distinctive WC painted in 'Nancy's Blushes' can be found just off the hallway.

Seabrook Road

HYTHE, KENT

SOLD



The voluminous sense of space continues upstairs as the bright landing leads to three double bedrooms and two bathrooms. The primary room is lavishly lit by a large bay window, overlooking the front garden and original ochre-tiled fireplace, while the rearmost bedroom has a private roof terrace with an outlook over the well-maintained lawn. A further light-filled family bathroom features a large, glass walk-in shower and chrome towel rail.

On the second floor, the attic accommodates a walk-in storage room and large well-lit bedroom, which the current owners use as a workspace/additional living area.

Up to 1130Mbps high speed internet connection is installed throughout all three floors of the house along with a smart electronically controlled Rointe thermostatic system.

The Great Outdoors

A generous garden unfurls far beyond the house, carefully considered to cater to a variety of outdoorsy needs. There is a deep seating area cut into the verdant bank, above which a long lawn stretches on a slight incline towards a charming summer house at the end of the garden. The space is framed by planted beds along either side, filled with shrubs and flowers, benefitting from all day sunlight. A dedicated gardening shed tucked away at the side of the house for storing tools and equipment.

A large garage extending from the basement offers extra storage space as well as an electric car charging port.

Out and About

Built in the 19th century as a defence against Napoleon, the Royal Military Canal runs from Hythe to Winchelsea, passing Rye and Camber en route. Willow-lined walks and cycle routes to Sandgate and Folkestone. The town is surrounded by the Kent Downs (a Natural Landscape, formerly known as an AONB) which propound a range of walking and cycling routes for all abilities.

Seabrook Road

HYTHE, KENT

SOLD



In Hythe, there are gardens and playing fields close to the seafront, fishing boats on English Channel shingle. The town is known for its charmingly eccentric edge and for its high street chock-full of independent shops, pubs and cafes, including the popular Mit Milch, Ivy's, Florence's Artisan Bakery, and vegetarian café Root. Café on the Beach serves up Ozone coffee on the shorefront, while Lazy Shack is brilliant a quick scallop or bacon roll.

A centre of recreational activities and water sports, Hythe offers tennis, cricket, golf, swimming, sailing, fishing, windsurfing, beachside yoga and boot camps, plus cycling and running clubs. The still waters of the canal are perfect for a day's quiet paddle-boarding, kayaking or row-boating. Yoke and Grace Hill are great wellness centres for yoga and Pilates.

Folkestone is a 10-minute drive away. Known for its history as a key seaport and its Victorian expansion into an attractive coastal resort, the town's boulevards, townhouses and squares were the vision of Decimus Burton, one of the foremost architects and planners of the 19th century. The town's Old High Street winds between independent shops and cafes towards the newly redeveloped The Harbour Arm, with its beautiful views of the White Cliffs. Other loved local spots include The London and Paris restaurant and The Goods Yard street food market. Every three years, the Folkestone Triennial brings exciting and varied installations, screenings and talks to the town.

Even closer to home, however, are the medieval Lympne Castle, a five-minute walk away, and Port Lympne Safari Park. The village of Sandgate has a lovely beach with John Dory wine bar, Docker Brewery, and two popular delis; Sandgate Deli and Natelina's.

There are many good schools nearby, including two well regarded grammars: the Harvey Grammar and the Folkestone School For Girls. Brockhill Park Performing Arts College Brockhill offers a more specialist curriculum and for younger children, Folkestone, St Martin's Church of England Primary School is a five-minute drive.

Seabrook Road

HYTHE, KENT

SOLD



Transport links are excellent with Western Hanger only a five-minute drive away. From here, there are direct links to London Bridge and Charing Cross in approximately 1.5 hours or the highspeed rail service offers trains to King's Cross St Pancras in just over an hour. For travel to the continent, The Eurotunnel is a seven-minute drive away.

Council Tax Band: E

INIGO



About

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.