Laing Bennett
Residential sales

Blue House, Bluehouse Lane, Saltwood, Hythe, Kent, CT21 4EN

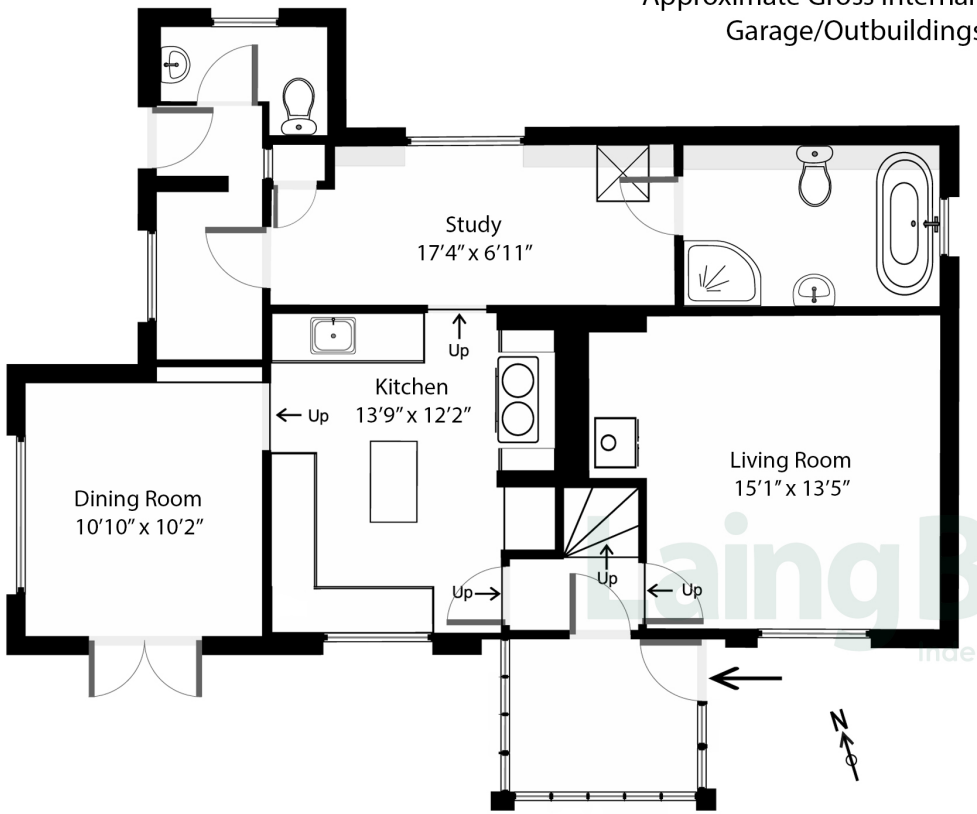
Guide Price £689,950

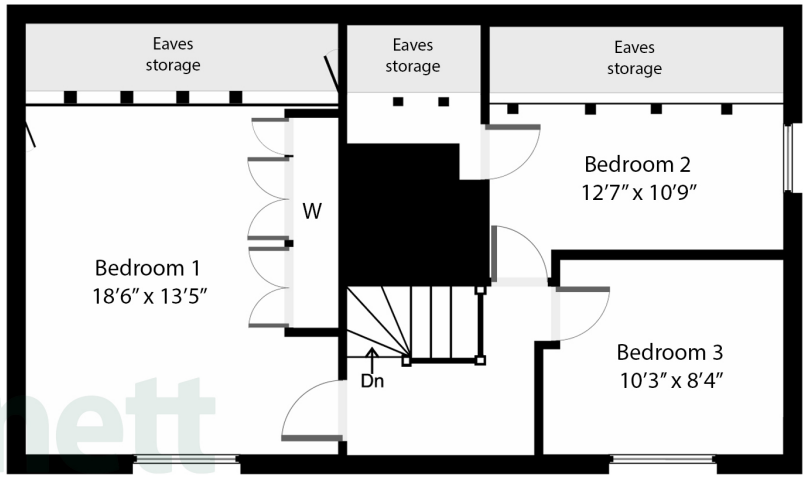
EPC RATING: F

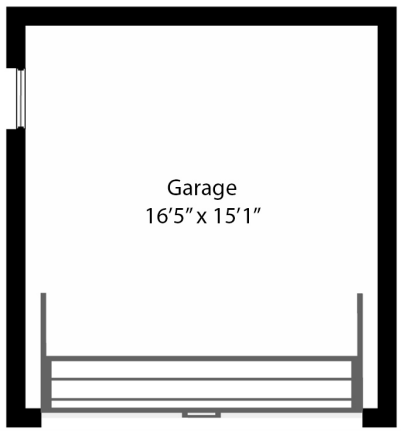
Idyllic Country Retreat

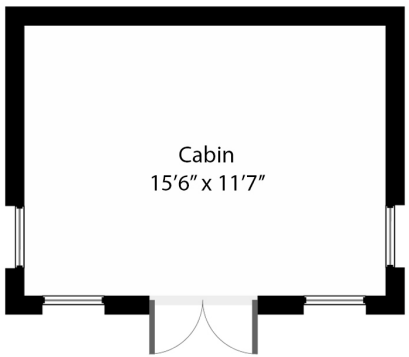
A beautiful period cottage with exceptional charm and character throughout, situated in a secluded spot surrounded by stunning countryside. This idyllic retreat benefits from the most delightful gardens, perfect for entertaining and brimming with an abundance of flowers, trees and shrubs. Accommodation comprises: Ground floor – Entrance porch, entrance hall, living room, kitchen, dining room, study, bathroom, utility room and WC. First floor – Landing, master bedroom, two further bedrooms with stairs to attic space. Outside - Driveway, garage, cabin/studio, just under an acre of beautiful gardens including a small paddock, chicken shed, patio areas and a small natural stream. EPC RATING = F

Approximate Gross Internal Area = 125 sq m / 1347 sq ft
Garage/Outbuildings = 40 sq m / 427 sq ft









LaingBennett
independent estate & letting agents

Illustration for Identification purposes only. Measurements are approximate.
Not to scale. Outbuildings are not shown in actual location.

Situation

This property is located in a rural tucked away no through road, in the parish of Saltwood. Framed by the undulating hills of the North Downs there is an abundance of walks, cycle routes and bridle paths in the area. The village centre offers amenities including convenience shop, public house, restaurant, highly rated C of E primary and secondary school, parish church, village hall and numerous social activities. Escape the stresses of city life at this countryside retreat. This sought-after location allows for easy access to the magnificent Kent coastline, the historic city of Canterbury and to the continent. For the commuters, Saltwood has a mainline railway station called 'Sandling Station' (Approx. 1 mile) with direct connection to the High Speed service to London Stratford and St Pancras stations with an Approx. journey time of 53 minutes.

Property summary

Let the worries of the day melt away as you approach this charming period cottage, unwind in the secluded and peaceful setting ideal for those looking for simple countryside pleasures. The property dates back to the 17th century and has been lovingly extended in more recent years to accommodate modern family living. This home bursts with character and period features, possessing many of the original doors and handsome beamed ceilings.

To the ground floor the property has a spacious porch, the perfect place to store your wellies and coats after those countryside rambles. The entrance hall leads to a welcoming living room; enjoy the old-world charm, featuring a large inglenook fireplace and wood burning stove, where you will want to share stories with your loved ones at the end of the day.

The kitchen is bathed in natural light and brimming with character, it offers plenty of storage, a butler sink, oak work surface, and in keeping with its rustic charm, a luxury hand crafted iron Marshall (oil fired) which runs the hot water and heating system. Cook, bake, preserve with all your home-grown fruit and vegetables straight out of the garden in this quaint country kitchen. From the kitchen it flows nicely to the dining room, which benefits from French doors out onto the garden patio, the ideal spot for alfresco dining.

Additionally, to the ground floor the property has a well-proportioned study which could alternatively make a snug or playroom. The family bathroom has a modern roll top bath, separate shower, and underfloor heating. Located next to the back door is the utility room, and a WC - handy for those who like to spend their days in the garden.

To the first floor of the property there are three bedrooms, all with stunning views across the rolling countryside.

To the exterior the property has off-road parking for several vehicles and a detached garage. There is just under an acre of truly delightful cottage gardens, incorporating a small natural stream with a bridge over. If you are looking for a healthy lifestyle and perfect place to get rid of stress, then look no further. The garden also benefits from useful sheds, greenhouse, cold frames, a small paddock area, a chicken run and with plenty of raised beds to grow your own. Enjoy the splashes of colour from the wildflowers and take advantage of the well-established shrubs and trees including hazelnut, chestnut, plum and apple.

A pathway from the cottage leads you to an insulated log cabin, with power, light, and an outside entertaining space. It would make the perfect home office, or studio, either way you certainly wont be short on inspiration, with large windows allowing you to spy on nature. For those who simply like to unwind and entertain, another path leads through the garden to a perfectly situated wood fired hot tub. Marvel at the beauty of the North Downs; enjoy soaking up the rays and star gazing at night, this home really is the most idyllic retreat.

The accommodation comprises

Ground floor

Entrance porch

Entrance hall

Living room
15' 1" x 13' 5" (4.60m x 4.09m)

Kitchen
13' 9" x 12' 2" (4.19m x 3.71m)

Dining room
10' 10" x 10' 2" (3.30m x 3.10m)

Study
17' 4" x 6' 11" (5.28m x 2.11m)

Bathroom

Utility room

Cloakroom/WC

First floor

Landing

Bedroom one
18' 6" x 13' 5" (5.64m x 4.09m)

Bedroom two
12' 7" x 10' 9" (3.84m x 3.28m)

Bedroom three
12' 7" x 10' 9" (3.84m x 3.28m)

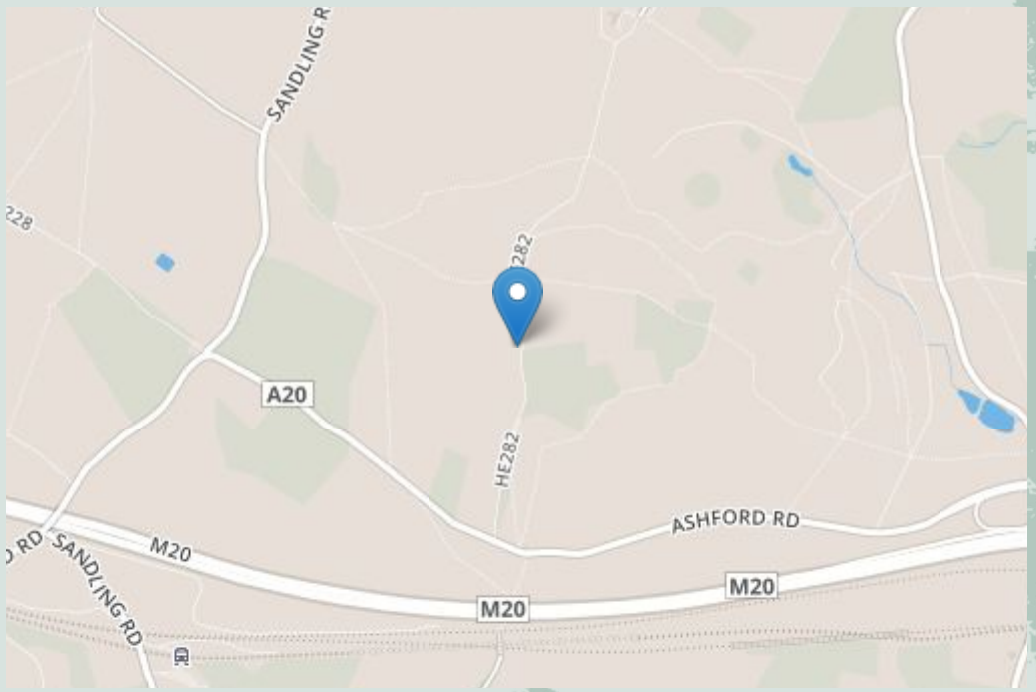
Outside

Driveway

Garage
16' 5" x 15' 1" (5.00m x 4.60m)

Cabin/ Studio
15' 6" x 11' 7" (4.72m x 3.53m)

Heating
Oil



Need to Book a Viewing?

If you would like to view this property please contact our Lyminge branch on 01303 863393 or lyminge@laingbennett.co.uk

Directions

For directions to this property please contact us

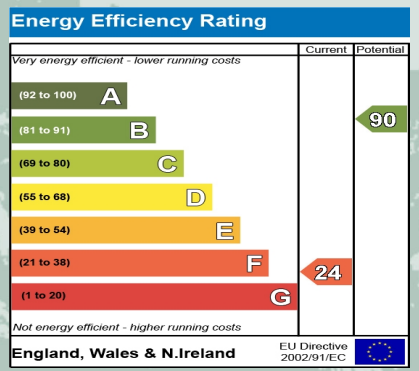
Lyminge

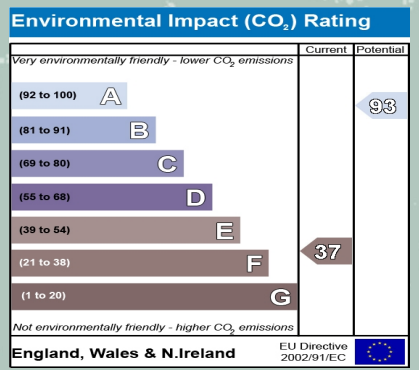
01303 863393

lyminge@laingbennett.co.uk

The Estate Office | 8 Station Road | Lyminge | Folkestone | CT18 8HP

www.laingbennett.co.uk





These property details are intended to give a fair description and give guidance to prospective Purchaser/Tenant. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Laing Bennett Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Laing Bennett Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Laing Bennett Ltd has authority to make or give any representation or warranty whatever in relation to this property.