



Nowell Cottage  
Aldington Road | Lympne | Hythe | Kent | CT21 4LH







# Step inside

## Nowell Cottage

This charming and quirky cottage is full of character and, although it is not listed, the property has its origins in 1750 but has been sensitively extended over time. It backs onto the Port Lympe Woodland Plantation and nestles in substantial gardens that includes a number of very useful outbuildings. Once you step over the threshold you can see it is full of wonderful period features including exposed beams, fireplaces, wood and parquet flooring as well as beautiful oak doors and leaded light casement windows.

This is ably illustrated in the fascinating double aspect lounge with its vaulted and beamed ceiling and large inglenook style fireplace with a log burner. This leads to a spacious inner hall with wall beams, stairs to the lower ground floor and access to the utility room with an oak door to the garden. There are steps down to the delightful beamed kitchen/dining area that has half height open beams to a cosy family area. The kitchen has tiled flooring, a range cooker and country style units housing a fridge freezer and a dishwasher as well as a door with steps down to a vast pantry.

The family area has wall and ceiling beams, a charming fireplace and hand built corner shelving. The ground floor also includes a double bedroom and a very smart family bathroom as well as the impressive main bedroom with its en suite shower room and wide sliding doors to the garden.

Upstairs there is a double bedroom under a vaulted ceiling with a walk in wardrobe and a vast linen cupboard off the stairs. While the lower ground floor includes two basement rooms with lots of potential, currently including an office/playroom.

Outside there is a large terrace and covered barbecue area for al fresco dining and vast swathes of lawn including a well with an antique pump and a second patio and pond, numerous shrubs, trees and a wildlife area. For entertaining there is a wonderful bar and games room with a kitchen and cloakroom and, if you want to work from home without being disturbed by activities in the home, you will find a large detached fully functional triple aspect office with interior pine cladding. In addition there is a delightful summer house with a balcony, a second moveable summer house, a workshop and a potting shed plus a garage with an additional area to store motorbikes and a sit on mower and off road parking for three or four cars.





# Seller Insight

“We moved here about 10 years ago and thought it would be our ‘forever’ home as we love the environment as well as the peace and tranquillity. But circumstances have changed and we need to be nearer our family however, because we thought we were staying here, we have plans that have been passed to extend the sitting room to become a large square room, add two bedrooms and bathroom upstairs as well as extending the master bedroom.

The village is very friendly with a good primary school, an historic church, a modern village hall with plenty of local activities and playing fields. There is also a well-equipped village store and post office as well as the County Members pub for a drink and a meal. While local landmarks include Lympne and Westenhanger castles as well as the Port Lympne safari park.

It is only a few minutes' drive to the M20 for London, Westenhanger and Folkestone West station and the Channel Tunnel and we can be in Ashford in under 20 minutes for the high speed train that takes 36 minutes to get to St Pancras, so you can be in the centre of London in under an hour door to door. It is not far to the sandy beach at Dymchurch or the Cinque Port town of Hythe with its variety of individual shops, pubs and restaurants as well as three supermarkets.”\*

\* 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 Information

By Road	
Westernhanger Station	1.7 miles
Sandling Station	3.5 miles
Channel Tunnel	5.1 miles
Ashford International	10.7 miles
Dover Docks	16.7 miles
Canterbury	17.4 miles
Gatwick Airport	69.5 miles
Charing Cross	70.3 miles

By Train from Westernhanger	
High-Speed St. Pancras	1hr
Charing Cross	1hr 31mins
Victoria	1hr 26mins
Canterbury East	37 mins
Dover	23 mins
Ashford International	12 mins

#### Leisure Clubs & Facilities

Hythe Cricket and Squash Club	01303 267458
Hythe Football Club	01303 264932
Sene Valley Golf Club	01303 268513
Imperial Hotel Spa and Golf	01303 267441
Hythe Lawn Tennis Club	01303 266354
Hythe Sailing Club	01303 265178

#### Healthcare

Sellindge Surgery	01303 812180
Sun Lane Surgery	01303 267102
William Harvey Hospital	01233 633331

#### Education

##### Primary Schools:

Lympne Primary C of E Primary	01303 268041
St. Leonard's C. of E. Junior School	01303 266309
Ashford School (Prep)	01233 625171

##### Secondary Schools:

Harvey Grammar for Boys	01303 252131
Folkestone School for Girls	01303 251125
Dover College	01304 205969
King's School, Canterbury	01227 595501
Ashford School	01233 625171

#### Entertainment

Marlowe Theatre, Canterbury	01227 787787
Leas Cliff Hall	01303 228600
County Members Lympne	01303 264759
The Hythe Bay Restaurant	01303 233844
The Hythe Brasserie	01303 267912
The Holy Pundit	01303 230668

#### 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



### SPLIT LEVEL GROUND FLOOR

Entrance Porch	6'6 x 5'0 (1.98m x 1.53m)
Lounge	24'11 x 10'6 (7.60m x 3.20m)
Inner Hall	14'11 x 10'11 (4.55m x 3.33m)
Utility	9'9 x 7'3 (2.97m x 2.21m)
Kitchen	13'5 x 8'1 (4.09m x 2.47m)
Dining Area	10'10 x 10'5 (3.30m x 3.18m)
Pantry	18'0 x 3'5 (5.49m x 1.04m)
Family Area	14'0 x 10'6 (4.27m x 3.20m)
Bedroom 2	10'9 x 10'4 (3.28m x 3.15m)
Bathroom	8'7 x 6'3 (2.62m x 1.91m)
Bedroom 1	15'2 maximum x 9'5 (4.63m x 2.87m)
En-suite Shower	8'0 x 5'10 (2.44m x 1.78m)

### BASEMENT

Basement Room 1	13'7 maximum x 9'0 maximum (4.14m x 2.75m)
Basement Room 2	9'11 x 9'4 (3.02m x 2.85m)
FIRST FLOOR	
Bedroom 3	14'5 x 7'7 (4.40m x 2.31m)

### OUTSIDE

Driveway  
Garage /Workshop  
Rear Garden  
Summerhouse  
Potting Shed  
Office Outbuilding  
Workshop

### BAR OUTBUILDING

Bar	29'0 x 11'6 (8.85m x 3.51m)
Kitchenette	6'11 x 6'3 (2.11m x 1.91m)
Cloakroom	

Council Tax Band: F  
Tenure: Freehold

£ 900,000







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