

INIGO



Stade Street II

HYTHE, KENT

SOLD

This charming three-bedroom seaside cottage dates from the 1880s. Characterised by its plentiful original features, sensitively juxtaposed with the convenience of contemporary interventions, the house was built for the lieutenant of HMS Volage following her circumnavigation of the globe. Stade Street is positioned mere minutes from the shingle beachfront in Hythe on the Kent coast. Stretching over 1,200 sq ft arranged over two floors, the home has been thoughtfully restored with a neutral palette that emphasises the light-filled spaces. Particular attention has been paid to the south-west facing Mediterranean-inspired garden, which has been extensively reworked and planted with native species providing colour, scent and structure throughout the seasons. The house lies just outside the centre of Hythe, a storied market town and Cinque Port, positioned on the edge of Romney Marsh and is within easy reach of the delights of Folkestone and Rye.

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Setting the Scene

Positioned on lovely Stade Street, this is a pretty Arts and Crafts style semi-detached terraced house with an attractive Flemish bond brick façade and peg tile roof. Further embellishment includes a decorative two-course brickwork frieze bisecting the front of the house and unique seven-over-one Queen Anne style windows topped with a cut-brick lintel and an ornamental keystone on the front façade.

The Grand Tour

Entry to the house is along the side, through a picket gate painted in Pigeon by Farrow and Ball. A light-filled hallway with original black and red quarry tiles underfoot, leads to the main reception spaces that occupy the ground floor.



The peaceful front sitting room is flooded with soft coastal light that filters through the generous sash windows. Stained-glass panelling, added sometime in the 1990s and rescued from a neighbouring house, is thought to have once hung in St Pauls Cathedral School in London. Here, it washes the cosy family room in a rainbow of colour on sunny days. Exposed beams and a wood-burner with built-in bookshelves on each side add to the warm, enveloping atmosphere.

A large dining room – perfect for hosting gatherings – has an original cast-iron fireplace, exposed beams, and ample built-in storage. Solid wood floorboards run across both rooms.

The dining room connects to the recently refurbished kitchen, which has an integrated induction hob, dishwasher and wall-mounted vertical radiators. The kitchen door also provides easy access to the garden, convenient for reaching fresh herbs mid-recipe. A rear entrance leads into the laundry room and downstairs WC.

Upstairs, the bright hallway leads to three bedrooms. Two skylights illuminate the space, and the neat dado rail embellishments add softness to the space; stripped floorboards run throughout. At the front of the plan, the principal bedroom has an en suite, a handsome original fireplace, and built-in storage. The light-filled family bathroom lies adjacent and has a large glass walk-in shower and a chrome towel rail. A further two double bedrooms are positioned at the rear of the plan, one overlooking the garden below.

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The Great Outdoors

The low-maintenance walled garden has been thoughtfully designed and is planted with an assortment of drought-tolerant indigenous coastal species, climbers and fruit trees, providing dappled shade on sunnier days. Established palm trees share the space with striking espalier mulberry trees. Fig trees have been planted on the south-facing wall; jasmine climbs on the opposite fence with a promise to fill the garden with delicious scents in the summer months. The dark native shingle contrasts with the lavender and species grasses set among paving stones. At the rear of the plan, a small shed provides storage and an excellent potting shed. A seating area has been created, perfect for alfresco dining on long summer evenings.

The sea is just a couple of minutes from the front door, offering long walks along the promenade and shingle beach for which Hythe is so adored.

Out and About

This house is positioned at the edge of Hythe town, under 10 minutes' walk to Waitrose. One of the south coast's Cinque Ports, Hythe is well known for its Royal Military Canal: a relic of the Napoleonic wars which cuts a ribbon of green, willow-lined water through the heart of the town. There are gardens and playing fields close to the seafront, fishing boats on English Channel shingle, and the town has a charmingly eccentric edge.

A hive of recreational activities and water sports, Hythe offers tennis, cricket, football, squash, bowls, swimming, sailing, fishing, windsurfing, kitesurfing, stand-up paddleboarding, beachside yoga and boot camps, as well as cycling and running clubs. There is also kayaking and row-boating along the canal. The high street is home to many independent shops, pubs, cafes and coffee shops, including the popular Mit Milch, Florence's Artisan Bakery, Ivy's of Hythe, Cured and Smoked and vegetarian cafe Root. There is a fortnightly farmers' market and a weekly fruit and veg market. A short cycle or drive along the promenade brings you to nearby Sandgate which also offers a host of independent shops, cafes and bars.

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The seafront promenade runs all the way into the centre of nearby Folkestone, known for its rich arts scene, annual book and documentary festivals as well as Triennial. The ever popular Café on the Beach is a wonderful spot from which to enjoy uninterrupted sea views all year round. Moments away, The Lazy Shack is great for a quick scallop or bacon roll.

The canal runs parallel to the beach and offers wonderful walks towards Dungeness in the other direction where one can visit Derek Jarman's house and garden. The miniature steam trains of The Romney, Hythe & Dymchurch Railway provide access to some of the most beautiful scenery along this stretch of coast.

The house is well-positioned for exploring the Kent and Sussex coast, with other beautiful beaches at Winchelsea, Camber and Pett only a short drive away. The much-loved seaside towns of Whitstable, Margate, Rye and Hastings are also all within easy reach, as is the UNESCO world heritage site and the cathedral city of Canterbury.

High speed National Rail services from Folkestone offer direct services to London St Pancras in under an hour. The M20 is just a short drive away, for road access into London, Eurotunnel – and beyond.

Council Tax Band: D

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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.