



Coldharbour House

Court-at-Street, Hythe, Kent

**STRUTT
& PARKER**
BNP PARIBAS GROUP 

An elegant country residence set in nine acres, with ancillary accommodation, leisure amenities and a private lake

A substantial six-bedroom period property looking towards a private lake, together with a range of outbuildings, including a converted barn and a separate two-bedroom cottage, a covered heated swimming pool and two tee mini golf course.



4 RECEPTION ROOMS



**6 BEDROOMS
4 BATHROOMS**



2 BEDROOM COTTAGE



**DOUBLE GARAGE/
DRIVEWAY**



**ABOUT
9 ACRES**



FREEHOLD



**RURAL/
VILLAGE**



5,546 SQ FT



**GUIDE PRICE
£2,250,000**



The property

Centrally positioned within its grounds, and approached over a long private drive, Coldharbour House is a distinguished period property offering generous accommodation, featuring large reception rooms and six double bedrooms.

The reception hall, utilised as a music room, gives access to the kitchen/breakfast room and the dining room which adjoins a cosy snug. The triple aspect drawing room enjoys views of the garden and has two sets of doors to the garden room, which overlooks an ornamental pond and sheltered terrace. This wing of the home benefits from an air source heat pump, allowing year-round temperature control.

The well-appointed kitchen is fitted with a range of wall and floor units with ample space for a good-sized table. An inner hall leads to the home office/study, a utility room and a cloakroom. There is also a cellar.

Stairs rise to the first floor and its wide, light-filled landing, from where the bedroom accommodation is accessed. Three of the six double bedrooms, all with

views of surrounding countryside, have en suite bathrooms, with the remaining bedrooms being served by the family bathroom.

The Barn

The characterful converted barn features a studio space with kitchenette and cloakroom. A spiral staircase leads to a mezzanine room overlooking the studio, arranged as an office/music/cinema room.

A ground floor workshop offers conversion potential, subject to any necessary consents.

Harry's Cottage

Tucked away in the grounds is a detached period property, Harry's Cottage.

The reception room has an inglenook fireplace with bressumer beam over. An adjoining kitchen is fitted with a range of units with integrated appliances and a walk-in cupboard. There are two bedrooms, one with a vaulted ceiling, and a bathroom.







Outside

The long, tree-lined gravel drive leads to an access point to the side of the property then continues round to a double garage with adjacent greenhouse, as well as linking to The Barn and Harry's Cottage.

To the rear of the house is a converted ragstone building, believed to be a former cowshed, which is suitable for a variety of uses, subject to any necessary consents. Adjoining The Barn is a storage space, behind which is a row of unconverted open cart bays.

The expansive grounds are mainly grassed with garden around the house having well stocked mature borders, trees, hedging and ragstone walls, which also provide a screen for the covered swimming pool. The land falls away to a mini golf course with two tees and two bunkers. A manmade lake flanked by weeping willow trees provides a haven for wildlife and is an ideal place to relax and look back towards the main house.

Location

The hamlet of Court-at-Street sits between Aldington and Lympne, the former with a Norman church, village store, Post Office and pub, surrounded by rolling hills and green fields. Set in the Kent Downs AONB, Lympne village sits above the expansive agricultural plain of Romney Marsh and offers amenities including a church, village hall, convenience store, hairdresser, primary school and pub with restaurant. Nearby Hythe offers shopping, cultural and leisure amenities; more extensive facilities are available in Folkestone, Dover and Canterbury. Local sporting amenities include numerous golf courses and fishing and water sports along the coast.

Communications links are excellent: the A20 gives access to major regional centres and the motorway network, trains from Westenhanger connect with the High Speed services from nearby Ashford International to central London from about 36 minutes and ferries from the Port of Dover; the Eurotunnel terminal provides convenient links to the Continent.



Distances

- Court-at-Street 0.3 mile
- Lympne 1.8 miles
- Eurotunnel Terminal 8 miles
- Hythe 4.8 miles
- Folkestone 9.1 miles

Nearby Stations

- Westenhanger 3.3 miles
- Ashford International 8.6 miles

Key Locations

- Port Lympne Reserve
- Saltwood Castle
- Hythe Beach
- Westenhanger Castle

Nearby Schools

- Ashford School
- Earlscliffe







The Barn



The Barn





The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ Denotes restricted head height
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Floorplans

House internal area 4,631 sq ft (430 sq m)
 Garage internal area 489 sq ft (45 sq m)
 Outbuildings internal area 2,793 sq ft (260 sq m)
 Cottage internal area 915 sq ft (85 sq m)
 Pool House & Pool Cover internal area 1,914 sq ft (178 sq m)
 Total internal area 10,742 (998 sq m)
 For identification purposes only.

Directions

CT21 4PE
 what3words: ///weeds.rescue.starring takes you to the driveway

General

Local Authority: Folkestone & Hythe District Council
Services: Mains water and electricity and oil heating. We understand that the private drainage at this property complies with the relevant regulations. Air source heat pump in main house. Ground source heat pump for the barn and oil heating for Harry's Cottage. Solar powered heating system with a heat exchanger for the swimming pool.
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>
Council Tax: House - Band G; Cottage - Band C
EPC Rating: House - D; Cottage - E
Planning: Prospective purchasers should make their own enquiries of Folkestone & Hythe District Council
Agent's Note: There is a public footpath across the grounds behind the barn.
Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Canterbury

2 St Margaret's Street, Canterbury, Kent CT1 2SL
01227 473700
 canterbury@struttandparker.com
 struttandparker.com



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