



43 STATION ROAD, LYDD, ROMNEY MARSH,
KENT, TN29 9ED

ANDERSON
 HACKING

GUIDE PRICE £385,000

Freehold

A charming period 3 bedroom cottage with an interesting history dating back to around 1550 with its origins being used as public house known as the Red Lion Inn and then being divided into two properties around 1728. This lovely home has recently been modernised and now offers a wealth of period features, private garden, off street parking and walking distance of all Lydd town amenities.

- Canopied Front Porch
- Living Room with Inglenook Fireplace
- Second Reception Room
- Ground Floor Bathroom with Slipper Bath
- Kitchen/Breakfast Room
- Cellar with brick lined floor
- 2 x First Floor Double Bedrooms
- 1 x Second Floor Bedroom with Ensuite Shower Room
- Electric/Night storage Heating
- Detached Garage and Off Road Parking for Several Vehicles
- South Facing Garden mainly laid to lawn
- Mains Drainage
- Central Town Location



Description: 43 Lydd Road is a characterful Grade II listed semi detached house of brick and timber frame construction with painted rendered walls, timber sash and casement glazed windows all beneath a pitched tiled roof. The property is accessed via a pedestrian front gate leading from Station Road, with a concrete path leading through the garden to a central front door. A canopied porch above the front door opens into a generous square main living room with front facing window and large open inglenook fireplace. From the living room is access into a central hallway off which is a second reception room again with front facing window currently being used as a study or possible ground floor bedroom. On the opposite side of the hallway is a ground floor bathroom, with stand along slipper bath, close coupled WC and washbasin with vanity unit below. A cellar door leads from the bathroom to a ladder access entrance down into a large cellar room with brick lined floor. The kitchen/breakfast room is also accessed from the hallway with double aspect windows, newly fitted cream kitchen with laminate worktops, stainless steel sink, ceramic hob with extractor hood above, electric oven, and space and plumbing for a washing machine and tumble dryer. A glazed stable door leads from the kitchen to a glazed enclosed rear porch providing access out to the side garden and access to a detached garage and car parking area. Stairs ascend from the hallway up to a first-floor landing off which is a master double bedroom with central feature fireplace and front facing window and small built-in cupboard. A second double bedroom is also accessed from the landing with front facing window and large under stairs cupboard. A third bedroom is accessed from a staircase leading from the landing up to second floor bedroom with conservation roof light and at the end an ensuite shower room with walk in shower, close coupled WC and wall hung washbasin.

Externally the property benefits from a private southwest facing garden predominantly laid to lawn with side flower beds, while towards the rear is a gravel driveway providing off street parking and access to a detached single garage with electric roller door. Behind the garage is a small garden shed.

The property has been comprehensively refurbished by the owners to create a well-presented property with a wealth of period features throughout.



Location: 43 Station Road is located in the ancient town of Lydd which sits on Denge Marsh, between the shingle peninsula of Dungeness and the rich farmland of Walland Marsh. Among the marsh churches, Lydd's All Saints, known as the "Cathedral of the Marsh", is one of Kent's longest parish churches, with a notably tall tower. The town blends elegant Georgian houses with modern developments. Although seemingly remote, Lydd is well connected, close to Rye, Ashford, Folkestone and Hastings, and offers local amenities, schools, transport links and easy access to London, the Channel Tunnel and the town of Rye.

Schools: Schools in the area include The Marsh Academy in New Romney together with the Folkestone School for Girls, The Harvey Grammar School for boys, Norton Knatchbull Grammar School for boys and Highworth Grammar School for girls both in Ashford, 17 miles to the north.

Travel and Transport: Ashford Station offers commuting services to London via a high speed service to Stratford and London St Pancras in 37 minutes. The Channel Tunnel Terminal near Folkestone is 17 miles and the Ancient Town of Rye, famed for its historical associations and cobbled ways is about 10 miles to the west.

General Information:

Services: Mains Water, Mains Drainage, Mains Electricity, Electric Immersion Water Heater, Electric Heating

Broadband Speed: Up to 92 Mbps (source Uswitch)

Mobile Coverage: 4G coverage from EE, 3, Vodafone, O2.

Council Tax: Currently Band B

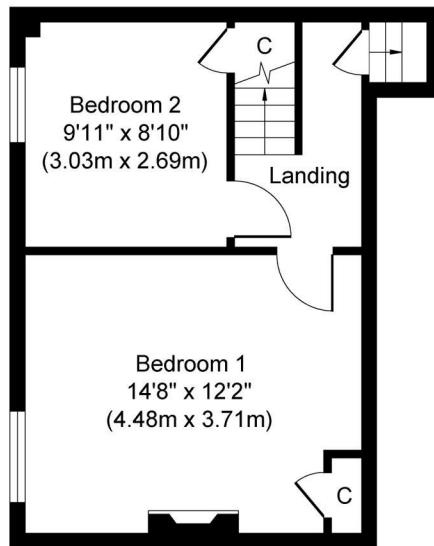
EPC: Band G

Local Authority: Folkestone & Hythe: Tel 01303 853000

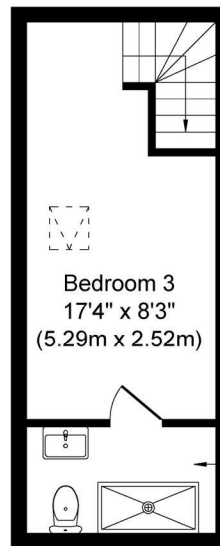
Tenure: Freehold

Viewing: Strictly by appointment with agents – **Anderson Hacking Ltd**
Tel: 01797 224852.

Directions: From Rye proceed from New Rd (B259) towards Camber. Turn right onto Camber Road heading towards Camber proceed though Camber and continue for approximately 8.1 miles until you reach Lydd. Turn left into High Street and proceed for approximately 0.5 miles onto Station Road (B2075) where 43 will be found on the left hand side.

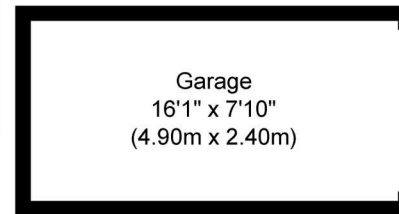


First Floor
Approximate Floor Area
335 sq. ft
(31.15 sq. m)



Second Floor
Approximate Floor Area
184 sq. ft
(17.13 sq. m)

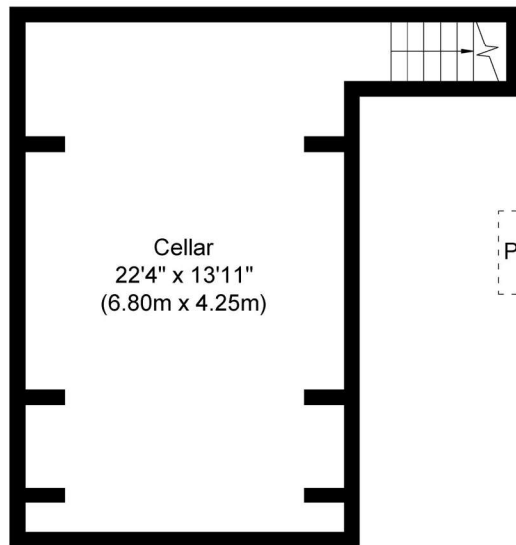
En-suite
8'3" x 4'7"
(2.52m x 1.40m)



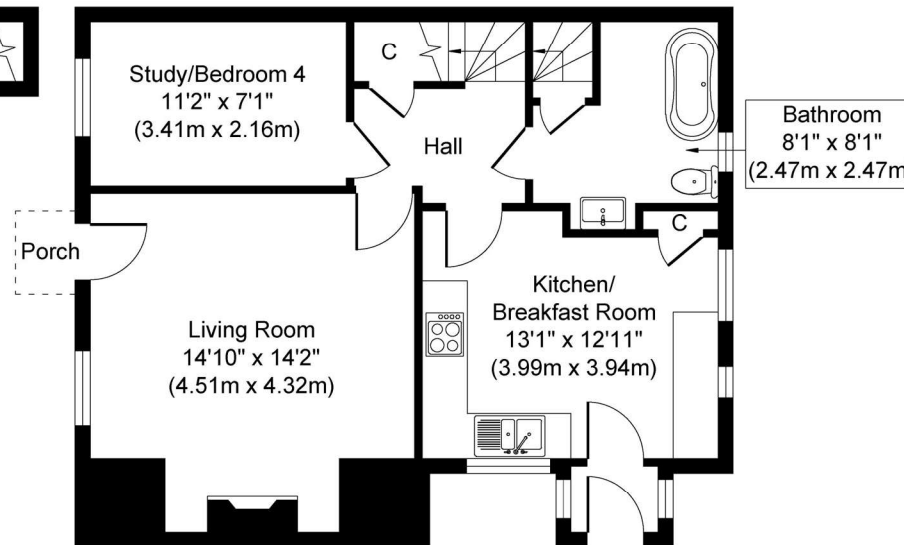
Garage
Approximate Floor Area
127 sq. ft
(11.76 sq. m)

(Not in Actual Position)

Approx. Gross Internal Floor Area
1,430 sq.ft. / 132.89 sq. m.
(Excluding Garage Outbuildings)



Cellar
Approximate Floor Area
330 sq. ft
(30.62 sq. m)



Ground Floor
Approximate Floor Area
581 sq. ft
(53.99 sq. m)



Agents Notes: Prospective purchasers are advised to conduct their own investigations through their own solicitors and surveyors. These details should be considered only as an indication to assist when deciding whether to view or not. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact Anderson Hacking, and we will endeavour to check the position for you. Equipment and the electrical circuits have not been tested, nor the heating, plumbing or drainage systems. Therefore we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. Measurements given are approximate room sizes only, and are intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Purchasers should check that the land offered is the 'whole or part of' the parcel indicated in the land registry plan. Prospective purchasers are advised to check the boundaries as indicated against the established boundaries on the ground and any land registry documents before proceeding. Under Money Laundering Regulations, Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants.
Particulars Dated: February 2026
Photographs Dated: February 2026

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