

PHILLIPS & STUBBS



coastal +
COUNTRY



The small, ancient town of Lydd lies on Denge Marsh between the shingle peninsula and highly protected area (SSSI, SPA, SAC, RSPB) of Dungeness and the fertile fields of Walland Marsh. Lydd, mentioned in Charles II's Charter of 1668 as a corporate member of the Cinque Ports Confederation has a conservation area within which 15 New Street is situated. New Street, despite its name, is one of the oldest roads in Lydd and was originally known as New Bigging. Lydd and the surrounding area are a natural haven for wildlife; indeed the peninsula is one of our most important migratory routes for birds and an amazing biodiversity of fauna. The marsh churches, of which Lydd boasts the 'Cathedral of the Marsh', All Saints, are timeless masterpieces. Seemingly remote, Lydd is only 30 mins to Ashford, 35 mins to Folkestone, 15 mins to Rye and 35mins to Hastings.

Lydd provides a primary school, doctor and dentist surgeries, museum, 3 small supermarkets, hardware store, household and clothing stores, 3 garage repairs, petrol station, vets, 2 newsagents, a fine butchers, pubs and eating establishments. 3 miles to the east is the town of New Romney with a Sainsburys supermarket and further shops. 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. Ashford International Station offers commuting services to London via a high speed service to St Pancras and Stratford 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. Access to coastal bathing beaches is within 5 miles at Littlestone, where there is also an excellent links golf course and at Camber, 6 miles. Local leisure facilities include golf at Lydd and Littlestone, nature reserve at Dungeness and Lydd airport for pleasure flights to France.

Forming an attached cottage with many period features including exposed timbers, stripped pine floorboards and fireplace fitted with wood burning stove.

The accommodation comprises front door into **Living/dining room**, sash window to front, additional window to side, brick fireplace fitted with wood burning stove and exposed floorboards.

Kitchen fitted with a range of base and wall mounted units with rustic wooden doors incorporating a one and a half bowl sink unit, gas cooker point, space for fridge freezer, slate flooring, three windows to side and door to outside, stairs to first floor. **Utility room** space and plumbing for washing machine, wall mounted gas fired boiler (recently renewed).

First floor landing, latch doors to both bedrooms and bathroom, window to side.

Bedroom 1 two built in double wardrobes, sash window to front, additional window to side, exposed floorboards. **Bedroom 2** window to side.

Bathroom comprising panelled bath with mixer tap/shower attachment, low level wc, wash hand basin, built in cupboards, window to side and Velux.

Outside: Small wall enclosed garden to front overlooking The Rype. Top the side is a vehicular and pedestrian right of way to neighbouring properties. Anchor Cottage owns an additional area of garden to the side, opposite the Kitchen side door (large enough for a table and chairs plus a small shed).

Directions: Entering Lydd from the Camber/Rye direction continue along the High Street (B2075) and then turn right into Cannon Street, at Coronation Square (war memorial) turn left into New Street and immediately right into South Street, after a short distance, turn left into Queen's Road where the property will be seen on the left, overlooking The Rype.

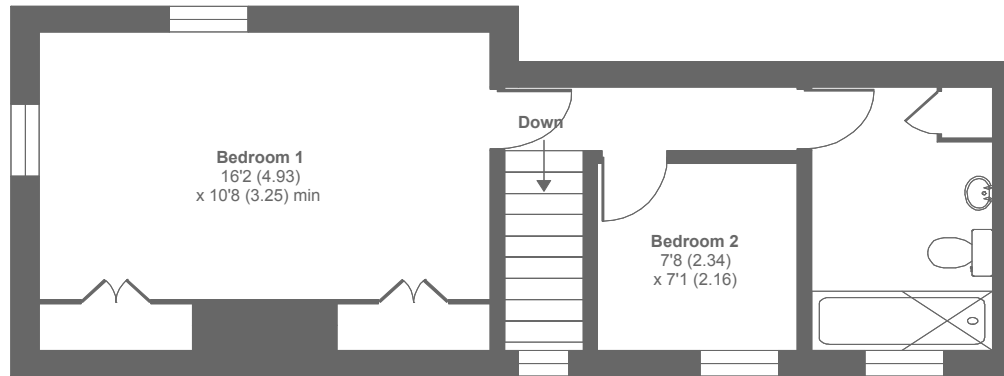
Price guide: £195,000 Freehold

Anchor Cottage, Queens Road, Lydd, Kent TN29 9DN

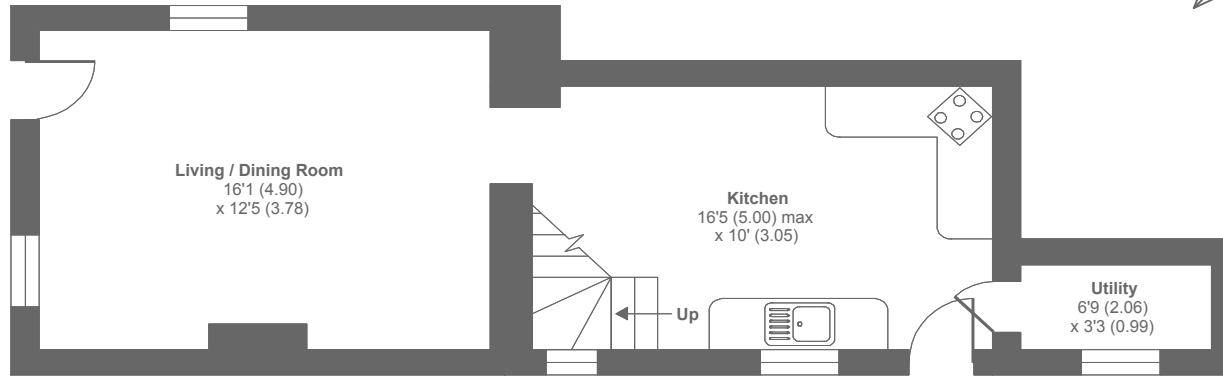


A TWO BEDROOM ATTACHED PERIOD COTTAGE SITUATED WITHIN THE ANCIENT CINQUE PORTS TOWN OF LYDD OVERLOOKING THE RYPE (VILLAGE GREEN).

- Living/dining room
- Kitchen
- Utility room
- First floor landing
- 2 bedrooms
- Bathroom
- Gas heating
- Small courtyard garden to front with additional outside space to side
- EPC rating E



FIRST FLOOR



GROUND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 802 SQ FT 74.5 SQ METRES

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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