

# 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. 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 a Victorian mid-terraced house presenting colour washed elevations beneath a pitched slate roof. The accommodation comprises front door into the main open plan **Living/dining room** with fireplace fitted with a multi-fuel stove, white washed floorboards, door out to the rear garden, stairs rising to the first floor. **Kitchen** fitted bespoke handmade pine units incorporating a butler's sink, space for gas cooker and fridge and plumbing for washing machine. Window to side, wall mounted gas fired boiler, door to **Rear lobby** with space for tumble dryer and freezer and door out to the garden.

**First floor landing** with doors to both bedrooms and bathroom.

**Bedroom 1** built in cupboard, white washed floorboards, window to rear.

**Bedroom 2** stripped pine floorboards, window to front.

**Bathroom** comprising panelled bath with shower over, w.c, wash hand basin, storage cupboard, window to rear.

**Outside:** Enclosed garden to rear with timber shed.

**Directions:** Entering Lydd from the Camber/Rye direction continue along the High Street (B2075) where the property will be found on the right hand side opposite the main parade of shops.

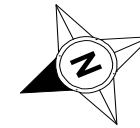
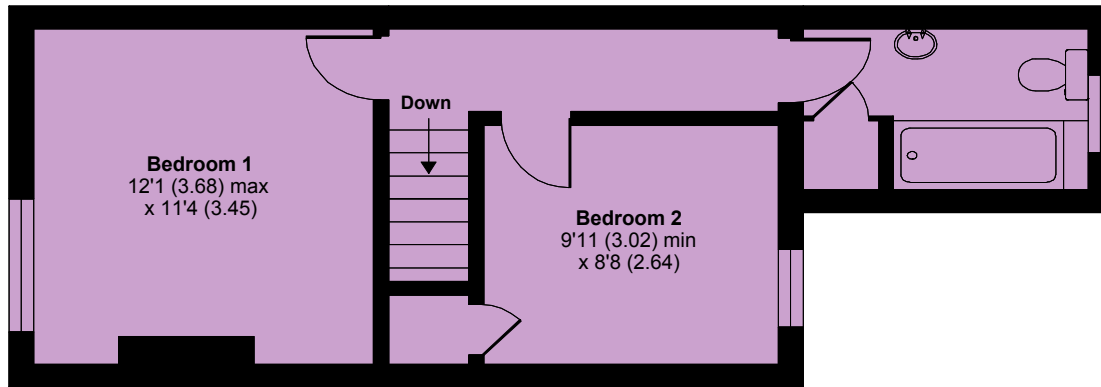
Price guide: £185,000 Freehold

Grey Cat Cottage, 19 High Street, Lydd, Kent TN29 9AJ

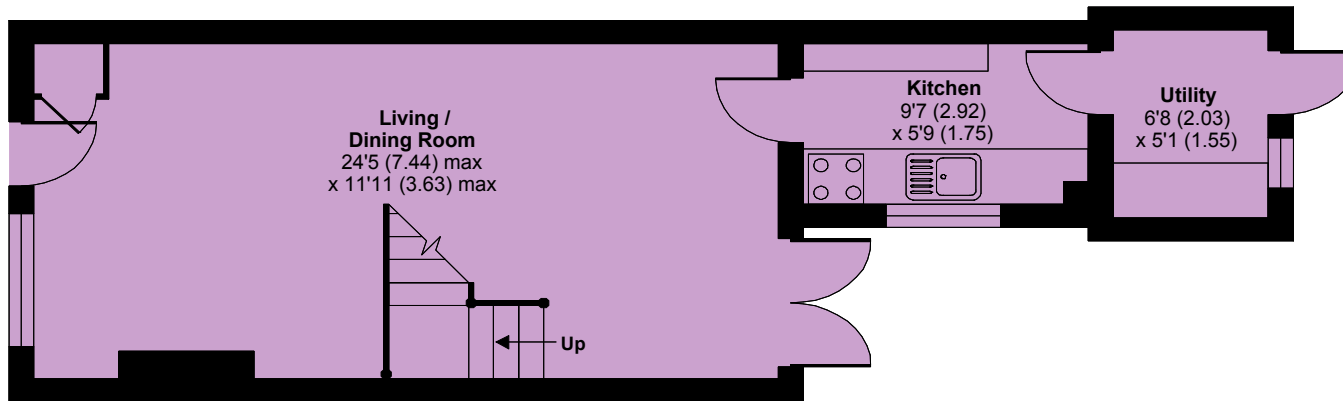


A 2 bedroom mid terraced Victorian cottage situated on the High Street within the Ancient Town and Cinque Port of Lydd

- Living/dining room • Kitchen • Rear lobby/utility room • First floor landing • 2 bedrooms • Bathroom • Gas heating • Garden to rear • EPC rating D



**FIRST FLOOR**



**GROUND FLOOR**

**APPROX. GROSS INTERNAL FLOOR AREA 765 SQ FT 71.1 SQ METRES**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied upon as a basis of valuation.

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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