



The Watermill Mill Road, Hythe, Kent. CT21 5LP

Guide Price £1,500,000



- A unique Grade II listed five bedroom Watermill
- Self contained 2/3 bedroom Upper Mill
- Original Mill over four floors
- Substantial mature gardens with feature Mill pond
- Extending to approx. 1.5 acres

**C.R. CHILD**  
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Situated just off the centre of the historic Cinque Port town of Hythe, with its good selection of independent shops as well as the all-important Waitrose store, Iceland's, Sainsburys and Aldi. Primary schooling is located just off Hythe's Green with secondary schooling available in nearby Saltwood and both boys' and Girls' grammar schools in Folkestone, the M20 Motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car, high speed rail services are available from both Folkestone railway stations with fast access to London St Pancras in just over fifty minutes. The historic Royal Military canal runs through the centre of the town giving pleasant walks and recreational facilities as does Hythe's unspoilt promenade.

A quite unique Grade II listed Watermill, having been extensively renovated over the decades of ownership by the Marston family who acquired the Watermill in 1982. The Watermill comprises a delightful Grade II listed five bedroom Millhouse, as well as an attached Upper Mill which has over the years been a successful holiday let generating a good income. The original Mill building is untouched and still houses most of the original workings, although these are not currently in working condition.



## THE MILL HOUSE

This characterful home has many original features and windows overlooking the beautifully cultivated established gardens, stream and Mill pond

### RECEPTION PORCH

with period door with brass fittings and upper panes, quarry tiled floor, radiator, pine dado, built in meter cupboard, paned door to:-

### RECEPTION HALL

with quarry tiled floor, pine dado, inset spotlights, staircase to first floor with pine dado, cupboard containing consumer unit, radiator

### SNUG/STUDY (12' 08" x 13' 04" ) or (3.86m x 4.06m)

(into bay)paned window with view over walled garden, built in cupboards two alcoves with shelving and cupboards under, pine fire surround with inset cast iron grate, inset spotlights, part glazed double doors to reception hall

### DINING ROOM (12' 08" x 12' 08" ) or (3.86m x 3.86m)

(into ingle nook) large feature ingle nook fire surround with Bessemer beam over and feature exposed brickwork, log burning stove with copper feature hood over, cupboard to side with gas fired boiler for central heating and domestic hot water

### DRAWING ROOM (26' 0" x 14' 08"Max Max) or (7.92m x 4.47m Max)

max feature fire surround, four leaded light windows, French doors with upper leaded light to garden, inset spotlights, two radiators, built in cupboard under stairs

### GARDEN ROOM (9' 06" x 7' 10" ) or (2.90m x 2.39m)

with quarry tiled floor, radiator, vaulted pine ceiling and roof light window, French doors to garden and stream, leaded light window

### CLOAKS/LAUNDRY ROOM

plumbing for washing machine, leaded light window, quarry tiled floor, low level WC and wash hand basin

### FARMHOUSE KITCHEN (17' 08" x 13' 06" ) or (5.38m x 4.11m)

with inset double bowled porcelain butlers sink with mixer tap over, oak cupboards under with range of matching high and low level units with granite work surfaces, inset Miele five ring gas hob with stainless steel and glass extractor canopy over, integrated Miele combination oven/grill and combination Miele oven/grill and microwave, built in Miele warming drawer, integrated fridge freezer, integrated Miele dishwasher, radiator, space for breakfast table, beamed ceiling, three leaded light windows with outlook over gardens, stable door and French doors to gardens, spotlighting, localised tiling, feature contemporary radiator, Indian limestone flooring

## FIRST FLOOR

### LANDING

leaded light side window, pine balustrade, radiator, dado rail and further leaded light window, built in under stairs cupboard

### MASTER SUITE

comprising

### BEDROOM (17' 08" x 10' 08" ) or (5.38m x 3.25m)

pine fire surround with inset cast iron grate, paned window with view over gardens, radiator, two built in cupboards, dressing area with built in dressing table, built in shelved cupboard, opening to double wardrobe with hanging and shelving









### EN-SUITE (10' 04" x 9' 0" ) or (3.15m x 2.74m)

corner shower unite, pedestal wash hand basin, low level WC, bidet, full tiling, shelved high level cupboard, further shelved cupboard housing pressurised hot water cylinder, radiator and heated towel rail

### BEDROOM (17' 09" x 9' 04" ) or (5.41m x 2.84m)

having sloping beamed ceiling, radiator, two leaded light windows, two roof lights, wardrobe cupboard

### BEDROOM (14' 05" x 11' 10" ) or (4.39m x 3.61m)

two leaded light windows with views of garden and water wheel, radiator, range of built in cupboards, vanity wash hand basin, built in cupboard

### BATHROOM

comprising panelled bath, pedestal wash hand basin, low level WC, bidet, radiator, heated towel rail, full tiling, ceramic tiled floor, built in medicine cabinet, shower cubicle, leaded light window with outlook to water mill

### SEPARATEWC

with low level suite, wash hand basin, part tiling, hatch to roof space, built in book shelves

### STAIRCASE

to:-

### SECOND FLOOR

### LANDING

built in bookshelves, leaded light window

### BEDROOM (13' 03" x 11' 05" ) or (4.04m x 3.48m)

radiator, built in double wardrobe, built in cupboard to alcove

### BEDROOM (12' 07" x 12' 07" ) or (3.84m x 3.84m)

pine fire surround with cast iron grate, window with aspect over pond, radiator, pedestal wash hand basin, shaver point over, triple built in wardrobe cupboards, inset spotlights opening to:-

### DRESSING AREA/STUDY AREA

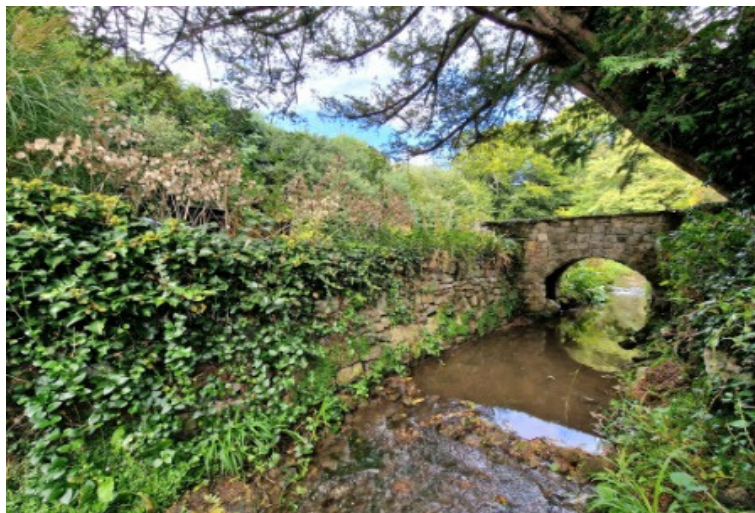
with paned window with open aspect, radiator

### OUTSIDE

Side walled garden laid to York stone paving and inset brick block paving with raised beds with a wide assortment of established plants including; lavender and a host of perennial plants including shrubs to the front boundary, side gate opening to Mill Lane and wrought iron fencing and gates to stream, outside lighting and taps. Ragstone bridge leading to lawned established gardens giving total seclusion, flagstone pathway leading along the side of the stream to a wooded area with feature waterfall, wooden bridge with steps leading to the upper Mill pond garden area with large feature pond complete with reeds, timber landing station for boat, feature willow tree and pathway leading to wooded garden area, summer house with power and light and decked veranda area overlooking Mill pond, further expanse of lawned area with fruit trees and five bar gate leading to driveway.

### ADDITIONAL INFORMATION

Council Tax Band - F





## THE UPPER MILL

The upper Mill lies to the North of the Mill house and was originally part of the granary stores and converted in 1989 in to a holiday let, this also offers a lot of character and original features and has a window overlooking the original Mill working, from the living area there is also a vaulted ceiling and a spiral staircase servicing the property.

## ENTRANCE VESTIBULE

with solid front door and paned window to side, terracotta tiled floor, radiator and metal circular staircase to first floor

## UTILITY ROOM

with shallow stone sink and tile work surface to one side with plumbing under for washing machine, space for fridge freezer, paned window, radiator, terracotta tiled floor

## HALLWAY AREA

part paned stable style door to patio area, inset lights to ceiling, radiator, heating thermostat, stripped wood floor

## CLOAKROOM

comprising low level WC, wash hand basin, radiator and paned window, localised tiling

## KITCHEN (8' 10" x 9' 02" ) or (2.69m x 2.79m)

(Irregular in shape) inset single drainer sink unit with mixer tap over and painted cream hand built units under with range of matching base units with light wood work surfaces, integrated Zanussi electric double oven/grill with four ring gas hob over and extractor fan and light above, paned window with open aspect, plumbing for slimline dishwasher, radiator, built in full length shelved cupboard, space for fridge, opening to

## LIVING ROOM (20' 08" x 16' 03" ) or (6.30m x 4.95m)

feature brick fire surround with open heath and Bessemer beam over, vaulted ceiling, three radiators, twin double French doors to patio area with view to Mill pond, shelved storage cupboard, paned window to mill workings

## BEDROOM (12' 07" x 10' 01" ) or (3.84m x 3.07m)

double aspect, paned windows, one with view to Mill pond, radiator, built in double wardrobe cupboard

## SECOND FLOOR

### LANDING

with sloped beamed ceiling, radiator, airing cupboard with hot water cylinder

### BATHROOM

(Irregular in shape) comprising white panelled bath with shower attachment over, pedestal wash hand basin, low level WC, radiator/heated towel rail, further radiator, localised tiling, shaver point, open aspect from paned window

## MEZZANINE ROOM/ POSSIBLE 3RD BEDROOM (15' 02" x 12' 03" ) or (4.62m x 3.73m)

feature sloping ceiling, inset lights, stripped wood floor, metal balustrade looking over living room area, radiator, boiler cupboard with Worcester wall mounted gas fired boiler for central heating and domestic hot water, heating programmer, paned Dorma window to Mill pond

## BEDROOM (13' 04" x 10' 05" ) or (4.06m x 3.18m)

double aspect paned windows with views over garden to Mill pond, radiator, built in double wardrobe cupboard with further storage over

## OUTSIDE

with Kentish flagstone patio area, outside tap, outside power points, log store and brick steps leading to driveway of Millhouse, further steps leading to the water Mill wheel

## ADDITIONAL INFORMATION

Council Tax Band: C













## ORIGINAL MILL

GROUND FLOOR (28' 10" x 18' 10" Max Max) or  
(8.79m x 5.74m Max)  
including original works to the Mill

GARAGE (31' 05" x 14' 06" Max Max) or (9.58m x  
4.42m Max)  
power and light, double doors to driveway, gas and electric meter  
boxes, built in wine cupboard

STAIRCASE  
to:-

FIRST FLOOR (28' 10" x 18' 10" Max Max) or (8.79m x  
5.74m Max)  
with further Mill workings

SECOND FLOOR (16' 10" x 15' 10" ) or (5.13m x 4.83m)  
paned windows, further Mill workings

UPPER FLOOR (16' 10" x 15' 10" ) or (5.13m x 4.83m)

## AGENTS NOTE

It is considered that there could be a possibility of converting the  
Mill into further accommodation, subject to the relevant consents  
being obtained.

## OUTSIDE

(Front) Tarmacked and cobblestone area with parking for two/  
three cars, driveway giving access via five bar gate to Mill pond  
area, tarmacked driveway to front of garage block with garaging  
for up to three cars.













**The Water Mill, Hythe**

- Mill House 240.4 sq m/ 2,588 sq ft
  - Upper Mill 120.8 sq m/ 1,300 sq ft
  - Mill (including garage) 190.4 sq m/ 2,049 sq ft
- Total** 551.6 sq m/ 5,937 sq ft



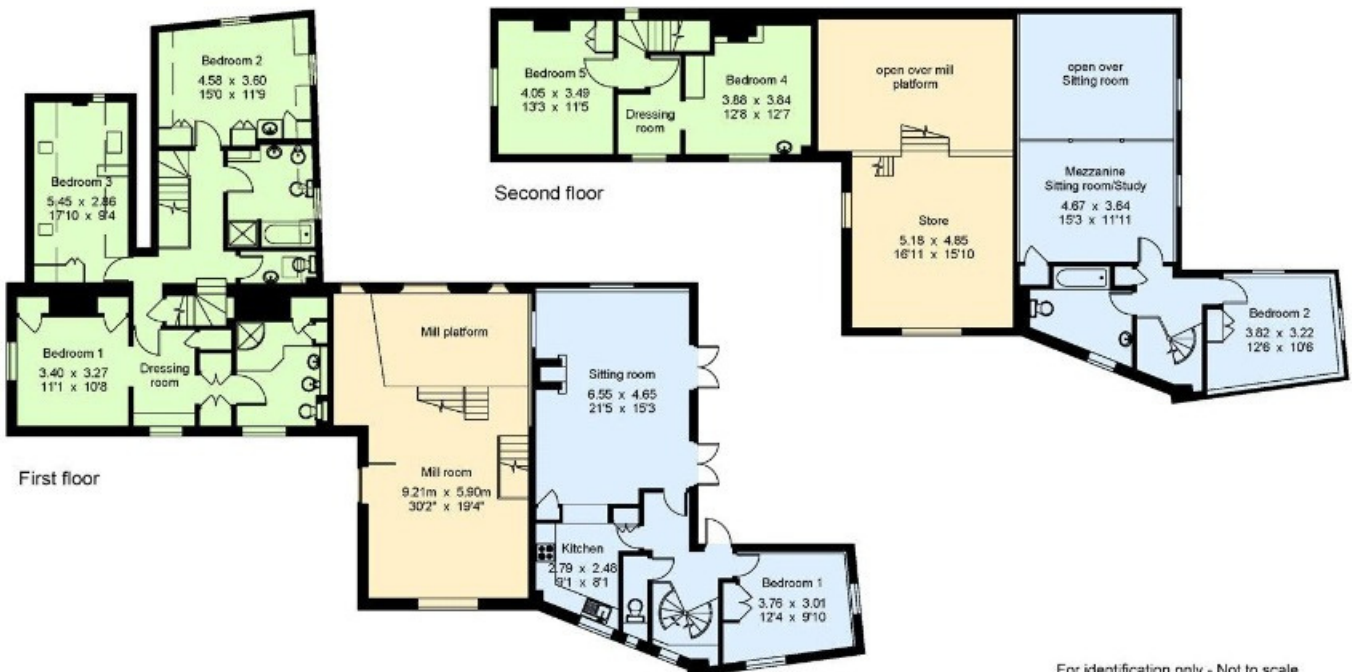
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Third floor



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