



Merryfold Cliff Road Hythe Kent CT21 5XJ  
Guide £1,100,000

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# Merryfold

Cliff Road Hythe CT21 5XJ

A beautifully updated and distinctive home with stunning sea views and planning permission granted for further development and enhancements. Chain Free.

## Situation

Merryfold commands a southerly position over Hythe Bay from its private location in one of Hythe's sought after lower hillside locations. Nearby Hythe is within reasonable distance with its bustling High Street and range of independent shops, boutiques, cafes and restaurants. The unspoilt seafront beyond and the picturesque Royal Military Canal are also close by and provide many delightful walks. High Speed rail links to London St. Pancras on HS1 in under an hour are available from nearby Folkestone West train station. The M20 motorway provides a network to the remainder of Kent and Eurotunnel in Cheriton offers connections to the Continent.

## The Property

This beautifully modernised and restored property is uniquely positioned on a secluded hillside, offering panoramic views over Hythe and the English Channel. It has a separate 20ft x 20ft annexe, ideal for a Airbnb, granny annexe, studio, office or large gym. Thoughtfully designed by renowned local architect Guy Holloway in 2002, the current owners have meticulously upgraded the home with a host of premium enhancements, including ground floor soundproofing, a stylish wrap around balcony, a new gas central heating system, solar panels, luxury flooring, new carpets, and new double glazed windows and doors to the front elevation, all complemented by sleek new light fittings. There is also planning permission granted (22/0382/FH) for a proposed additional floor to add a fifth bedroom/en-suite and separate study, new green living roof to house and garage, external cladding, access walkway at street level and a new garden shelter together with associated internal alterations. The impressive entrance opens into a striking south facing open plan living space, seamlessly combining the lounge and dining area.

High-level windows flood the room with natural light, while a central staircase with a glass balustrade and galleried landing leads gracefully to the lower ground floor. A contemporary cloakroom/WC, featuring modern fittings, is conveniently located at the entrance. Three sets of double-glazed doors open onto the expansive wrap around glass balcony, offering breathtaking sea views—perfect for relaxation or entertaining. Adjacent to the lounge, industrial style designer doors lead into a stunning newly fitted kitchen/breakfast room. This space boasts a sleek, black kitchen with a range of matching cabinets, work tops with aluminium splash backs, complemented by a central island/breakfast bar. High end integrated appliances include two ovens, a microwave, a dishwasher, a fridge and freezer, a wine cooler, and a Smeg electric induction hob with an extractor hood. High level windows enhance the bright and airy ambiance, while a patio door provides direct access to the balcony—ideal for alfresco dining. From the kitchen, a spacious utility room, designed to match the kitchen's aesthetic, offers additional storage and houses the gas central heating boiler. A large walk-in store room with built-in cupboards provides further practicality. There is also access into the front garden. The lower ground floor is accessed via a striking staircase with a full height ceiling, leading to four bedrooms (bedroom four currently used as a dressing room). Two benefit from luxurious en-suite facilities, while the master suite also includes a dressing room, which could also serve as an occasional fourth bedroom or nursery, having independent access from the hall. An additional elegantly fitted shower room completes this level. This exceptional home seamlessly blends contemporary style with thoughtful functionality, making it a truly unique opportunity in a desirable coastal setting.

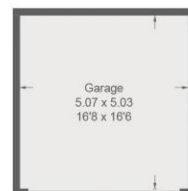




To view this property call Colebrook Sturrock on **01303 260666**



# Merryfold, Cliff Road, Hythe



(Not Shown In Actual Location / Orientation)



Guest Accommodation (Below Garage)

(Not Shown In Actual Location / Orientation)

Outbuildings

Approximate Gross Internal Area = 206.4 sq m / 2221 sq ft  
Outbuildings = 69.6 sq m / 749 sq ft (Including Garage)  
Total = 276.0 sq m / 2970 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1183850)  
[www.bardenvisuals.co.uk](http://www.bardenvisuals.co.uk)



## Outside

The property is accessed via a paved driveway leading to a double detached garage with an electric door. The front garden features a creative living wall, which, once mature, will add a beautiful touch to the home. Timber steps lead down the side of the house accessing the newly laid private sun terrace and to the low maintenance rear garden. There is an additional paved path to the front entrance. There are currently two rooms beneath the garage, previously used as a games room, this space now has approved planning permission for conversion—offering excellent potential for an Airbnb rental, annexe, home studio, or office.

## Services

We understand all main services are installed.

## Local Authority

Folkestone and Hythe District Council, Council Offices, Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

## Tenure

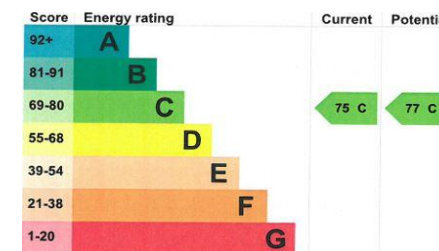
Freehold

## Current Council Tax Band: G

## EPC Rating: C

## Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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