



St. Mary's House  
St. Mary's Road | West Hythe | Hythe | Kent | CT21 4NU



# Step inside

## St. Mary's House

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Steeped in history, this charming but unlisted Georgian residence was originally built in 1805 as The Carpenter's Arms pub to provide somewhere for the navvies building the Hythe Military Canal to relax. It continued as a spacious public house until the 1960s when it was converted into a delightful private dwelling, sat on a large plot including a separate paddock and has been in the current owners' family since 1982. The property has an impressive frontage with a brick wall and wrought iron railings, high chimneystacks, varied roof lines and bargeboards as well as mellow brickwork and quoins and a crazy paved terrace running the length of the property that leads to a pitched roof porch and the entrance. While internally the period features continue with ornate coving and ceiling roses, parquet flooring, picture rails, a period staircase and attractive fireplaces.

There is a beautiful and spacious reception hall with the staircase to the first floor, a door to the garden, a brick fireplace and access to a contemporary cloakroom as well as lovely parquet flooring that continues into the large and elegant sitting room. This room is accessed via double multi-pane doors from the hall and, because it was originally two rooms, it has two brick fireplaces and a charming wooden plate shelf as well as a door to a large dual aspect study/office and French doors to the delightful conservatory with tiled flooring and where you can sit and enjoy views over the garden.

A contemporary kitchen/breakfast room will delight anyone who enjoys catering. It includes beige glossy wall cabinets and attractive wood effect units with a black sparkly worktop housing Bosch appliances including an induction hob and extractor, double oven, dishwasher, washing machine and tumble dryer as well as a stand-alone American style fridge freezer, two pull out larder cupboards and a peninsular dividing the kitchen from the spacious breakfast area. It is adjacent to the well-proportioned dual aspect formal dining room that lends itself to having a large circular dining table.

Off the large landing there is a modern family shower room with a vanity basin and cupboards under as well as four double bedrooms including one with a partially vaulted ceiling, Velux windows, views over the hillside with sheep grazing in the field and access to a partially boarded attic. There is also a small double, a guest room with a walk in wardrobe, an ensuite shower and hillside views and the principal with a dressing room, fitted cupboards and bedroom furniture plus an ensuite bathroom with a bath and shower as well as a balcony overlooking the garden and beyond.

Outside the vast rear terrace surrounded by a dwarf wall is ideal for al fresco entertaining, while under the balcony there is access to an internal store room that could always be converted into an office. The rest of the garden includes a large lawn, a central pergola, shrub borders and a pathway to a rear gate that opens onto the footpath beside the bank and the Military Canal as well as a gate to the paddock. There are double gates leading to a block paved driveway providing off road parking for a number of vehicles and a detached double garage with a new pitched roof.













# Seller Insight

“ This property was our parents' pride and joy and for more than four decades they revelled in the space, the history, the character and the location along a quiet no through road. Having direct access to the Military Canal footpath allows you to walk into Hythe in one direction or taking the country route the other way and even having the opportunity to spot some of the animals in the Port Lympne Animal Park. It is close to the dog friendly Unit 1 pub and craft centre and not far to Botolph's Bridge pub restaurant. It is also a wonderful area for families with the sandy beach at Dymchurch not far away and plenty of places to go for walks and for anyone who enjoys fishing the canal offers good sport. With regard to education there are good local primary schools including Lympne and Dymchurch, excellent grammar schools in Ashford, Folkestone and Canterbury and first class private schools in Canterbury and Ashford.

At the top of the hill is Lympne, most famous for Port Lympne Animal Park but also for its impressive castle that is now a fairytale wedding and events venue as well as having a Medieval Pub open most days and the Naughty Dog which is a very dog friendly restaurant. There is also the County Members pub and a restaurant and overnight accommodation at Port Lympne and the village also includes a convenience store and post office. However Hythe is only about five minute drive with its array of individual shops, restaurants and pavement cafés as well as a range of supermarkets including Waitrose and Sainsbury's and the world famous Romney Hythe and District miniature railway as well as a plethora of sports clubs including the Sene Valley Golf Club. You can take a train from Westenhanger station but it is only about 20 minutes to Ashford for the high speed train and shorter journey times and it is not far to the M20 and Channel Tunnel for a trip to the Continent.”\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





**Travel**

By Road:  
 Hythe 3.2 miles  
 Westenhanger Station 2.5 miles  
 Ashford International 13.3 miles  
 Channel Tunnel 6.1 miles  
 Canterbury 16.6 miles  
 Dover Docks 18.3 miles  
 Gatwick Airport 70.3 miles  
 Charing Cross 71.1 miles

By Train from Westenhanger  
 St Pancras 54 mins  
 Charing Cross 1hr 35 mins  
 London Bridge 1hr 24 mins

By Train from Ashford  
 High-Speed St. Pancras 36 mins  
 Charing Cross 1hr 14 mins  
 Victoria 1hr 02mins  
 Canterbury West 16 mins

**Leisure Clubs & Facilities**

Hythe Cricket and Squash Club 01303 267458  
 Hythe Football Club 01303 264932

Sene Valley Golf Club  
 Imperial Hotel Spa and Golf  
 Hythe Lawn Tennis Club  
 Cinque Ports Angling Society

**Healthcare**

Oaklands Health Centre  
 Sun Lane Surgery  
 William Harvey Hospital

**Education**

Primary Schools:  
 Lympe Primary School  
 Dymchurch Primary  
 St. Augustine's Catholic Primary  
 Ashford School (Prep)

Secondary Schools:  
 Harvey Grammar for Boys  
 Folkestone School for Girls  
 Folkestone Academy  
 Marsh Academy  
 King's School, Canterbury  
 Ashford School

01303 268513  
 01303 267441  
 01303 266354  
 01303 891450

01303 235300  
 01303 267102  
 01233 633331

01303 268041  
 01303 872377  
 01303 266578  
 01233 625171

01303 252131  
 01303 251125  
 01303 842400  
 01797 364593  
 01227 595501  
 01233 625171

**Entertainment**

Unit One 01303 265000  
 Marlowe Theatre 01227 787787  
 Leas Cliff Hall 01303 228600  
 Botolphs Bridge 01303 267346  
 The Hide and Fox 01303 260915

**Local Attractions / Landmarks**

Romney Hythe and Dymchurch miniature railway  
 Lympe Castle and Saltwood Castle  
 Port Lympe Animal Park  
 Hythe Venetian Fete  
 Hythe Military Canal  
 St. Leonard's Church, Hythe  
 Dover and Deal castles  
 Secret War Tunnels  
 Canterbury Cathedral

**Ground Floor**

Approx. 155.9 sq. metres (1678.0 sq. feet)



**Basement**

Approx. 20.4 sq. metres (219.8 sq. feet)



**Split Level First Floor**

Approx. 105.6 sq. metres (1136.6 sq. feet) (excluding Balcony)



**Outbuilding**

Approx. 28.9 sq. metres (311.3 sq. feet)



**GROUND FLOOR**

Reception Hall	13'6 x 11'4 (4.12m x 3.46m)
Cloakroom	
Dining Room	15'6 x 13'0 (4.73m x 3.97m)
Kitchen/Breakfast Room	22'0 (6.71m) x 11'6 (3.51m) narrowing to 10'0 (3.05m)
Sitting Room	29'8 x 14'0 (9.05m x 4.27m)
Conservatory	14'2 x 10'8 (4.32m x 3.25m)
Study/Office	15'0 x 12'6 (4.58m x 3.81m)
Store Room	12'7 x 11'10 (3.84m x 3.61m)

**BASEMENT**

Cellar

**SPLIT LEVEL FIRST FLOOR**

Landing	
Bedroom 4	12'11 (3.94m) x 10'1 (3.08m) narrowing to 7'4 (2.24m)
Bedroom 3	17'3 x 11'2 (5.26m x 3.41m)
Shower Room	
Bedroom 2	13'9 x 11'9 (4.19m x 3.58m)
Walk In Wardrobe	
En Suite Shower Room	
Principal Bedroom	17'5 x 13'0 (5.31m x 3.97m)
Dressing Room	
En Suite Bath/Shower Room	
Balcony	

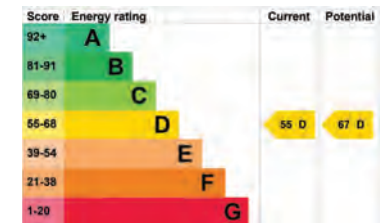
**OUTBUILDING**

Detached Garage 18'9 x 16'6 (5.72m x 5.03m)

**OUTSIDE**

Rear Garden  
Front Garden  
Driveway

Council Tax Band: F  
Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed: 20.05.2026



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