

hobbs parker

The Villages

Yalta House Romney Road Lydd

LOCAL VILLAGE PROPERTY

Yalta House

Romney Road
Lydd, Romney Marsh, Kent TN29 9LN

Valuers comment:

"A good house with an acre of land and potential to purchase more."

A detached family home situated on the outskirts of the village of Lydd, presented for sale in good order with several recent upgrades, including new windows and doors, sturdy fencing to the boundaries, and a modern kitchen and bathroom.

The property is offered with approximately one acre of land, comprising a regular rear garden together with a paddock.

A separate Lot 2 is also available for a further £50,000 guide price comprising the additional land approximately 0.6 acre to the side of the property.

Summary

As the photographs show, the house is in excellent order and represents a rare opportunity to acquire a family home with the bonus of a paddock, including independent access (right of way) via a farm track just along the road. This is marked on the land plan provided.

The paddock has been grazed by horses and sheep for many years.

Lot 2, available separately, is a now-disused greenhouse/nursery, a static caravan and a detached double garage.

The static caravan has been in situ since 2018 and replaced previous versions which are understood to have been on the site and in continuous use since at least 2001.

The greenhouse/nursery and associated land offer excellent potential for redevelopment or alternative use, subject to obtaining the necessary planning permissions and consents.















Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars.

If any points are particularly relevant to your interest in the property please ask for further information.

We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

It should not be assumed that any contents/furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regards to parts of the property that have not been photographed.

All descriptions, dimensions, areas and necessary permissions for use and occupation and other details are given in good faith but any intending purchaser must satisfy themselves by inspection or further detailed request.

The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer or a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.



Footpaths/Riding

There are no footpaths or other public rights of way crossing the land. There is a Public Footpath along the track (marked in our plan) that provides vehicular access to the rear paddock.

For further information go to: https://webapps.kent.gov.uk/countrysideaccesscams/standardmap.aspx

Plan/Acreage/Boundaries

The plan on these sales particulars and the acreage quoted are based on the latest Ordnance Survey plans & are strictly for identification and guidance only. Interested parties are reminded that the land is sold in accordance with the owners Land Registry Title plan/s and must satisfy themselves as to the property boundaries and the quantity of land being purchased.

Any plans used are published for illustrative purposes only and although they are believed to be correct their accuracy cannot be guaranteed.

Planning

All enquiries relating to any further planning matters should be referred to the planning department at Folkestone and Hythe District Council.

Land Categorisation

We believe the land at the end of the boundary of the residential garden(s) to be classified as SSSI - a Site of Special Scientific Interest.

Further details are available here: https://webapps.kent.gov.uk/KCC.KLIS.Web.Sites.Public/Default.aspx

Situation

Lydd, a historic town in Kent, sits at the heart of the stunning Romney Marsh, a unique and tranquil landscape of wide open spaces, wetlands, and rich wildlife. The town has a quiet, rural charm and is close to some of the county's most distinctive natural attractions.

Lydd offers good road connectivity, with the A259 nearby providing links to Rye, Hastings, and Folkestone, while the M20 is about a 30-minute drive away for access to London and the Eurotunnel. Although there is no direct train station in Lydd, nearby stations like Rye and Ashford International offer convenient rail connections to London and Europe.

The coastline is one of Lydd's major draws, with Dungeness beach just a short drive away. This shingle beach, known for its dramatic, otherworldly landscape, is popular with nature lovers and photographers. Further along the coast, you'll find more traditional seaside towns like New Romney and Camber Sands.

Overall, Lydd offers a peaceful, close-knit community vibe, with an emphasis on nature and a slower pace of life, making it ideal for those looking to escape the bustle of larger towns and cities.

Additional Information

Services

- Mains water supply • Mains drainage
- Heating – Gas central heating
- Mains electricity
- Council Tax (existing property) – Band C
- Tenure – Freehold • Flood Risk – Very Low*
- Broadband – Yes. Ultrafast available*
- Mobile Signal Coverage – Yes*

Data taken from Sprift via On The Market.

Directions

SatNav - Postcode: TN29 9LN

Alternatively, please use the What Three Words website for pin point accuracy.

https://w3w.co/airtime.invite.charities


Lot 2


Lot 2


Lot 2


Lot 2


Lot 2

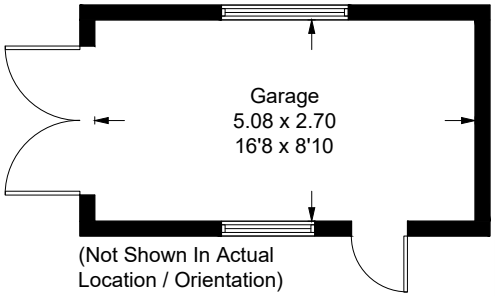


Produced on Land App, Sep 15, 2026.
© Crown copyright and database rights 2026 (Ordnance Survey licence number 100059532)

20 m
Scale 1:999 (at A4)

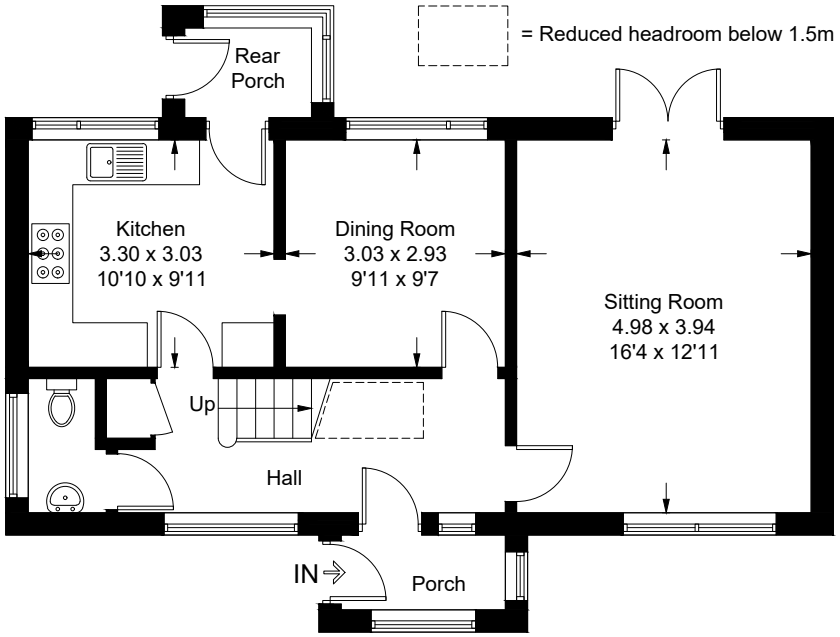
N

Yalta House, Romney Road, Lydd

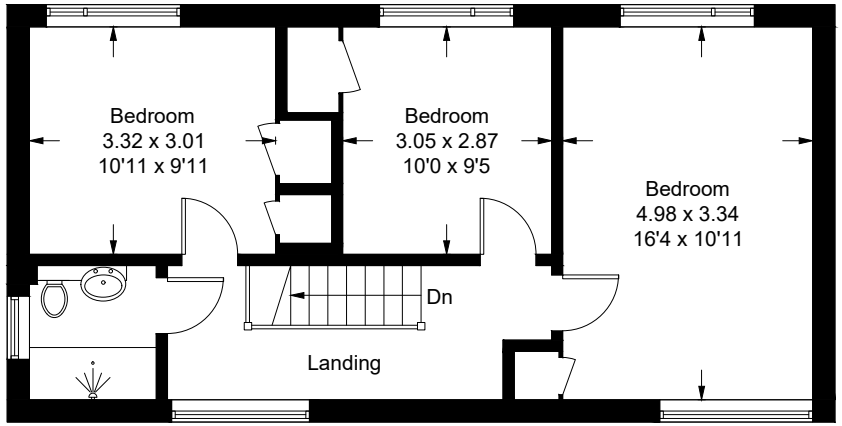


(Not Shown In Actual Location / Orientation)

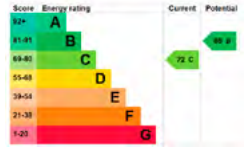
Outbuilding



Ground Floor - 58.4 sq m / 629 sq ft



First Floor - 52.5 sq m / 565 sq ft



Approximate Gross Internal Area = 110.9 sq m / 1194 sq ft
Garage = 13.8 sq m / 148 sq ft
Total = 124.7 sq m / 1342 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. (ID1334535)
www.bardenvisuals.co.uk

N

OnTheMarket · Regulated by RICS · rightmove · www.hobbsparker.co.uk

Boundaries/Acreage
The plan on these sales particulars and the acreage quoted are based on Ordnance Survey mapping and are provided for identification and guidance only. Interested parties are reminded that the property is sold in accordance with the owners Land Registry Title plan/s and they must satisfy themselves as to the legal boundaries and the quantity of land being purchased.

Hobbs Parker Estate Agents comply with the Money Laundering Regulations 2017 and in the event that we have any suspicion of money laundering on any property then we are required to make the appropriate disclosure report to HMRC.

Ashford Office:
Romney House
Orbital Park
Ashford, Kent TN24 0HB
01233 506260

Tenterden Office:
9 The Fairings
Oaks Road
Tenterden, Kent TN30 6QX
01580 766766

hobbs parker
The Villages