

Burley Garage Cottage

and 2 Commercial Premises

Ringwood Road, Burley, Hampshire, BH24 4BS

SPENCERS
NEW FOREST


Cars
Coaches
140 yds
Toilets
Village Hall
POUND LANE
BURLEY
Forest Leisure Cycling
RINGWOOD





An incredibly rare opportunity to purchase a beautiful chocolate box cottage, two retail premises and an old fire station set in the very heart of Burley village

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The property is to be conveyed as a whole and offers numerous opportunities for holiday let and commercial income.

The property is made up of three distinct parts. We have described these as lots 1, 2 and 3 for simplicity purposes.

Lot 1 - A one off opportunity to purchase a pretty 17th century thatched cottage set back from the road, in the very heart of the village of Burley. The cottage is one of the most photographed homes in the New Forest and has been the subject of some recent refurbishment by the current owner.

Lot 2 - An imposing, glass fronted, timber framed, detached showroom building operated formerly as a car showroom, gift shop/art gallery in the very heart of Burley village, now in need of renovation.

Lot 3 - A unique combination of retail premises with storage facilities and a detached former fire station formed from two substantial timber formed out-buildings in the heart of the village of Burley.

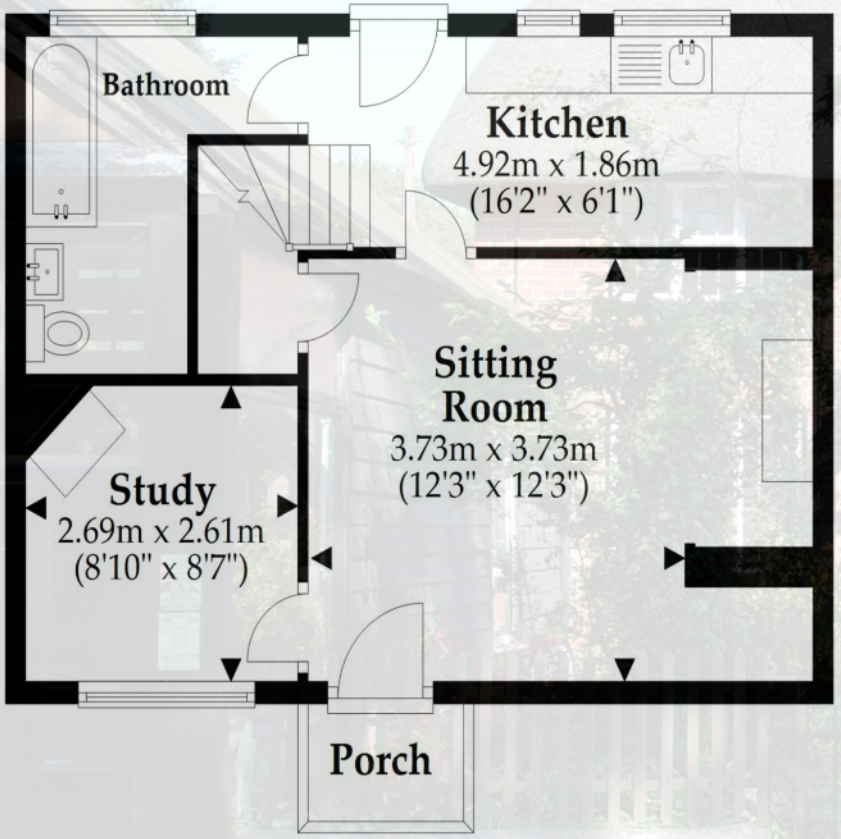
£850,000

FLOOR PLAN

LOT 1

Ground Floor

Approx. 44.1 sq. metres (474.7 sq. feet)



First Floor

Approx. 34.2 sq. metres (368.2 sq. feet)



Total area: approx. 78.3 sq. metres (842.9 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ringwood

LJT Surveying













Lot 1

A pretty 17th century chocolate box thatched cottage set back from the road, in the very heart of the village of Burley.

The cottage is one of the most photographed homes in the New Forest and has been the subject of some recent refurbishment by the current owner.

The cottage comprises a sitting room with large Inglenook fireplace and a small adjoining dining room/study, with both rooms enjoying views over the front garden.

Set behind the sitting room is a galley kitchen opening out onto and overlooking the rear garden.

A family bathroom completes the ground floor layout.

To the first floor, there are two good size bedrooms overlooking the front aspect, as well as a small third bedroom/storage room.

Grounds & Gardens

To the front of the property, a wrought iron pedestrian gate set between attractive picket fencing opens into the garden, where a pathway leads to the front entrance.

The garden is laid to level lawn with some planted borders and shrubs.

The rear garden comprises an area of hard standing abutting the cottage and a small area of lawn with a garden shed and right of way to public car park at rear (annual passes available).

2 3 1

FLOOR PLAN

LOT 2

Show Room

Approx. 52.1 sq. metres (561.1 sq. feet)



Total area: approx. 52.1 sq. metres (561.1 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ringwood





An imposing detached outbuilding formerly a gift shop/art gallery in the heart of Burley village

Lot 2

An imposing, glass fronted, timber framed, detached outbuilding operated formerly as a gift shop/art gallery in the very heart of Burley village.

The property is accessed directly from the main thoroughfare and further benefits from a large glass frontage ideal for retail/commercial purposes or the storage of classic motor vehicles.

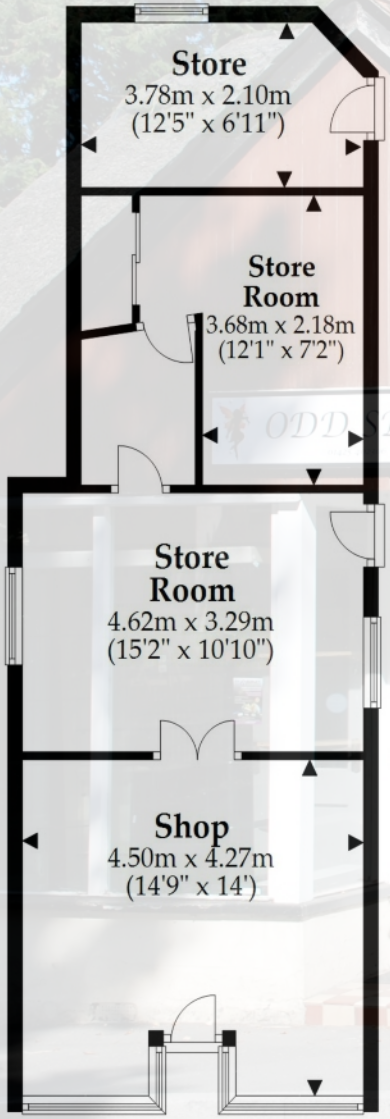
The building measures 29' x 19'4" and offers potential for a number of uses, all of which would be subject to the necessary planning consent being granted.

FLOOR PLAN

LOT 3

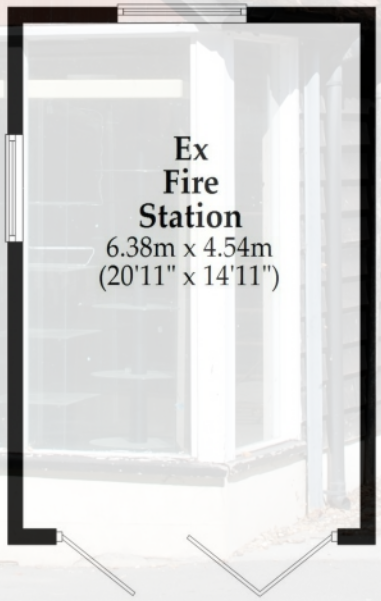
Ground Floor

Approx. 57.0 sq. metres (613.7 sq. feet)



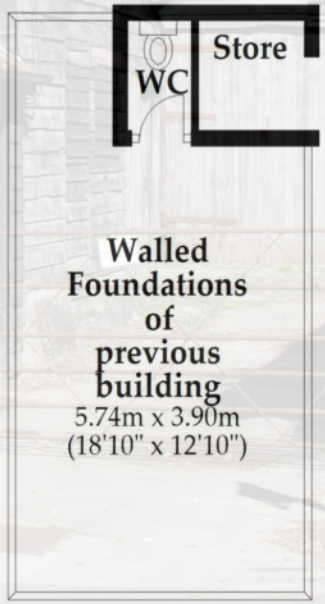
Outbuilding

Approx. 29.0 sq. metres (311.8 sq. feet)



Outbuilding

Approx. 3.2 sq. metres (35.0 sq. feet)



Total area: approx. 89.2 sq. metres (960.4 sq. feet)

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LJT Surveying













A unique combination of retail premises with storage facilities in the heart of the village

Lot 3

A unique combination of retail premises with storage facilities and a detached former fire station formed from two substantial timber formed outbuildings in the heart of the village of Burley.

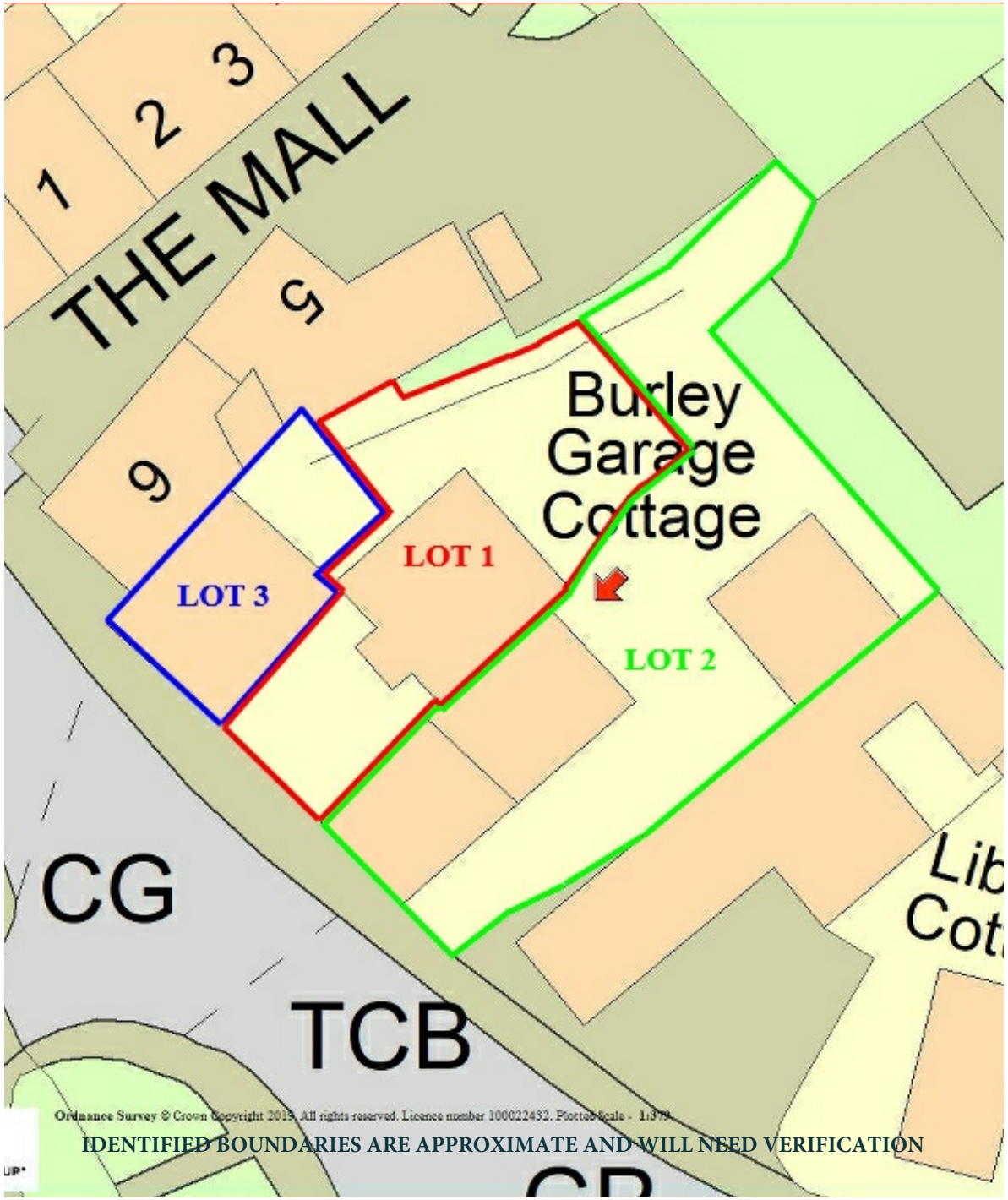
Set in a prime position with frontage directly onto the main thoroughfare, the property comprises a double fronted shop premises operated formerly as a gift shop with excellent storage facilities.

At the back of the building is a large additional space which again, is currently used for storage purposes but has potential for conversion to an additional retail unit/s (STPP).

Set behind the shop building is the former fire station to the village formed from a large, detached, timber framed outbuilding. This building offers excellent storage for large vehicles or a boat, or conversion subject to planning.

The fire station building is accessed off the Burley High Street via a large metal gate opening onto a wide hard standing driveway providing off road parking and access to the fire station and additional yard area.

NOTE: In our opinion, the combined properties offer significant potential for the creation of additional retail/commercial premises (subject to the necessary planning consents being granted).



The Situation

The property is conveniently located in an extremely private yet easily accessible position in the heart of one of the most beautiful and sought after villages in The New Forest. A gate at the back of the garden leads out onto the open forest and down into the village centre.

Burley remains one of the few villages which allows the ponies and cattle to roam freely, which adds to its charm. Today English Nature work together with the Forestry Commission to manage this newly designated National Park which is an area of outstanding beauty. Located within Burley are a number of useful amenities and facilities, including a post office, shops, a number of pubs, a picturesque golf course and a well regarded primary school.

Directions

BY FOOT: From our offices in The Cross, Burley, cross the road and head down the main street for a few yards. The properties can then be found on the right hand side, as denoted by our 'For Sale' board.

Services

Energy Efficiency Rating: F Current: 26 Potential: 78
All mains services are connected to the property

Viewing

By prior appointment only with the vendors sole selling agents Spencers of the New Forest.

Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full or efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fitments, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.











A honeypot village with ponies wandering down the high street untouched by time and tucked away in the lee of wooded slopes

The Local Area

The first Spencers New Forest office was established here in Burley, a honeypot village that feels untouched by time with its traditional cafes, cider farm, gift shops and tales of old smuggling routes, witches and dragons. This is the New Forest on holiday as imagined by visitors: quaint and old fashioned with ponies wandering down the high street. In Burley there's a perpetual feeling of having escaped, that you are away from it all, especially as it is tucked in the lee of wooded slopes. There's a lovely sense of community and a range of activities to enjoy locally including cycling, horse riding, coarse fishing and the Burley Golf Club with a nine-hole heathland course.

Points Of Interest

Brockenhurst Mainline Railway Station	5.7 miles
Burley Primary School	0.2 miles
Brockenhurst Tertiary College	5.8 miles
Forest Leisure Cycling	0.0 miles
The Burley Inn	0.1 miles
St Johns Church	0.2 miles
Burley Manor Hotel	0.3 miles
New Forest Cider	0.3 miles
The White Buck	0.8 miles
Durlston Court School	6.3 miles
Walhampton School	8.5 miles



For more information or to arrange a viewing please contact us:

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