

Barn Cottage

Lymore Valley, Milford on Sea, Lymington, SO41 0TW

SPENCERS
COASTAL



BARN COTTAGE

MILFORD ON SEA • LYMINGTON

An impressive four double bedroom attached house with grounds extending to 2 acres located in the serene and picturesque Lymore Valley. This exquisite property offers an exceptional living environment, perfectly combining charming with modern comfort sitting on a large plot with beautiful frontal and rear aspect garden and additional ancillary accommodation.

Ground Floor

Open Plan Kitchen/Dining/ Sitting Room • Living Room • Study/ Dining Room • Utility Room • Cloakroom

First Floor

Principal Double Bedroom with En Suite • Three Further Double Bedrooms

Family Bathroom

Annexe

Kitchenette • Games Room • Bedroom • Shower Room •Dining Room • Garage

£1,695,000

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The Property

The property's frontage boasts an expansive gravel driveway, providing ample parking space, while adding to its charming curb appeal. To the front of the house, you'll find ancillary accommodation with a garage. A footpath gracefully leads you to your private field, offering a peaceful and serene retreat.

An elegant oak-framed front porch hints at the character and warmth that awaits within.

The reception hallway has beautiful flagstone flooring, adding a touch of timeless charm to the space. To the left, the heart of the home – an impressive farmhouse-style kitchen with oak flooring, ample fitted units, a central granite surface island, and a gas-fired Aga. The kitchen effortlessly flows into a superb vaulted dining room, with exposed beams and double doors that open onto a spacious decking area and the enchanting mature garden beyond, with elegant planting scheme.

The living room features an impressive exposed brickwork fireplace, with a log burner. French doors lead to the front garden.

At the end of the hallway is a spacious study. There is a convenient cloakroom and a utility room with fitted bespoke cupboards

From the hallway, a staircase leads to the first floor, where you'll fine four double bedrooms with vaulted ceilings and a family bathroom. The principal bedroom has a walk through dressing area and an en-suite bathroom. Double doors open to stunning views of the garden.















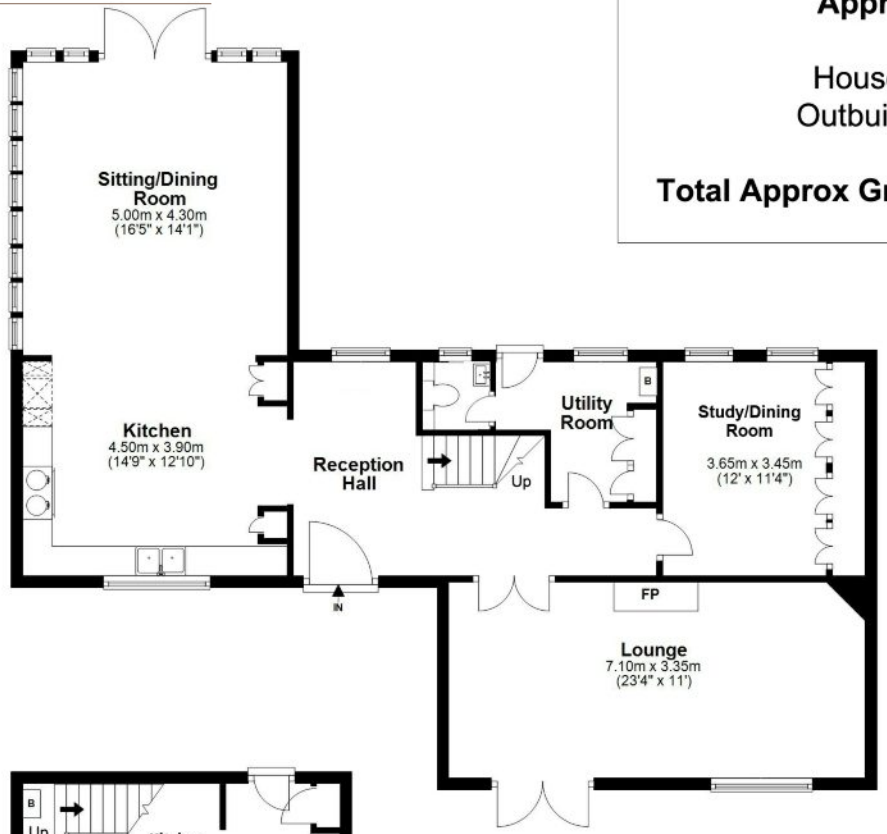
FLOOR PLAN

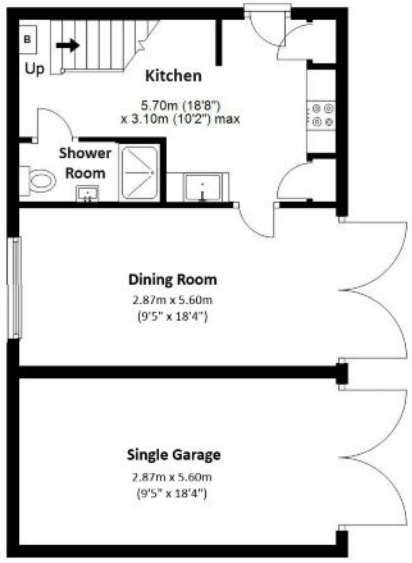
Ground Floor

Approx Gross Internal Areas

House: 177.8 sqm / 1913.8 sqft
Outbuilding: 87.6 sqm / 942.9 sqft

Total Approx Gross Area: 265.4 sqqm / 2856.7 sqft





First Floor

















The property benefits from a private field spanning 0.6 acres and is planted with an array of oaks and fir trees. The land offers glorious views over surrounding open countryside and is suitable for a variety of uses. The gardens and field extend to approx 2 acres.

Grounds & Gardens

The property boasts two beautiful gardens. The front garden showcases a stunning planting scheme including mature lavender boundaries and white hydrangea beds, a gravel driveway and a lush lawn. The rear garden, features a spacious decking area, perfect for al fresco dining and entertaining, as well as a well-manicured lawn, and mature elegant planting.

Adjacent to the house, a hidden gem awaits in the form of a private field spanning 0.6 acres. With a range of specimen trees and wild flower beds throughout.

The land adjacent to this field was taken over by the Hampshire and Isle of Wight Wildlife Trust two years ago. It is now managed as a wildlife sanctuary under a 30-year management plan and features an abundance of wildflowers.













The Situation

Lymore Valley is an extremely peaceful enclave with very little passing traffic and a genuine rural feel. The leafy lane on which the property sits passes through open countryside while providing access to the nearby village of Keyhaven which is well known locally for its understated coastal charm, sailing clubs and wildlife. There is also an excellent pub, The Gun Inn. The larger village of Milford on Sea is also close by and offers a wider range of shops, bars and restaurants around its pretty village green as well as a glorious safe swimming beach. Lymington lies just 3.5 miles away with its famous weekly Saturday market and world renowned sailing opportunities, clubs and marinas.

Directions

From Lymington, head west on the A337 towards New Milton. On arriving in the village of Everton turn left at the signpost for Milford on Sea and then, almost immediately, turn left again into Lymore Lane. After half a mile, take the turning on the right and follow the road through the shallow ford. The entrance to the property will be found on the right hand side after the road curves to the left.

Services

Tenure: Freehold
Council Tax: Band: E
Energy Performance Rating: C Current: 74 Potential: 77

Property Construction: Traditional brick & block with wooden cladding

Utilities: Mains electricity, water & drainage
There is a private pump that sends the waste water up to the main drains in the road

Heating: Gas central heating

Broadband: ADSL Copper-based phone landline

Parking: Private driveway & garage

Restrictive Covenants: No short term holiday lets

Easements: Purchase of field with an easement- ask agent for further details







Both Lymington and Brockenhurst afford fine schooling (both state and private) with the latter having a tertiary college.

Property Video

Point your camera at the QR code below to view our professionally produced video.

Important Notice

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 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.



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

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