

Wansbeck

Mount Pleasant Lane, Lymington, SO41 8LS

SPENCERS













An attractive family home offering three bedrooms, an open-plan kitchen/diner and a separate living room featuring a cosy wood-burning stove.

The Property

This immaculately presented three-bedroom semi-detached home offers an exceptional combination of space, versatility and natural light, with attractive views across the grounds and surrounding countryside. A particular highlight is the substantial detached garage and outbuilding complex, providing an impressive range of facilities including a workshop, storage rooms and first-floor loft spaces with roof windows. In addition, a range of further outbuildings, including a summerhouse, garage, carport and sheds, offers outstanding flexibility for a variety of uses.

Upon entering the property there is a welcoming entrance hall featuring a useful coat storage area, stairs rising to the first floor and a convenient cloakroom fitted with a WC and wash hand basin. To the right, the beautifully presented sitting room enjoys dual-aspect windows with a charming log-burning stove creating a warm and inviting focal point. To the left, the impressive open-plan kitchen/dining/family room provides a superb space for both everyday living and entertaining. Windows to the front, rear and side create a wonderfully light and airy atmosphere, while the pitched ceiling above the family area enhances the sense of space. The kitchen is fitted with a range of wall and base units, integrated appliances and a tiled splashback. A useful adjoining utility room provides additional wall and base units, an inset sink with mixer tap, plumbing and space for a washing machine and tumble dryer, together with the wall-mounted boiler.

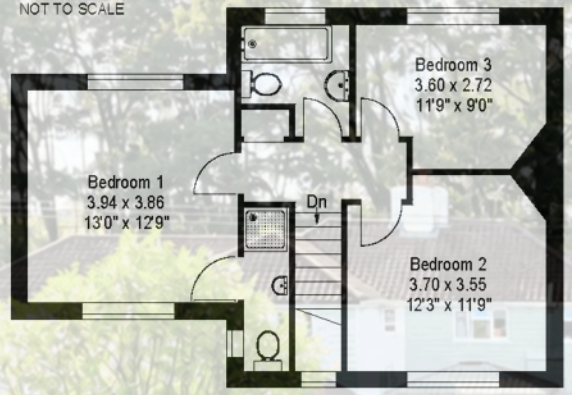
£833,000

3 2 3

Approximate
Gross Internal Floor Area
House: 123sq.m. or 1324sq.ft.
Coach House: 98sq.m. or 1055sq.ft.
(Including Loft Space)
Outbuildings:32sq.m. or 345sq.ft.
Total: 253sq.m. or 2724sq.ft.

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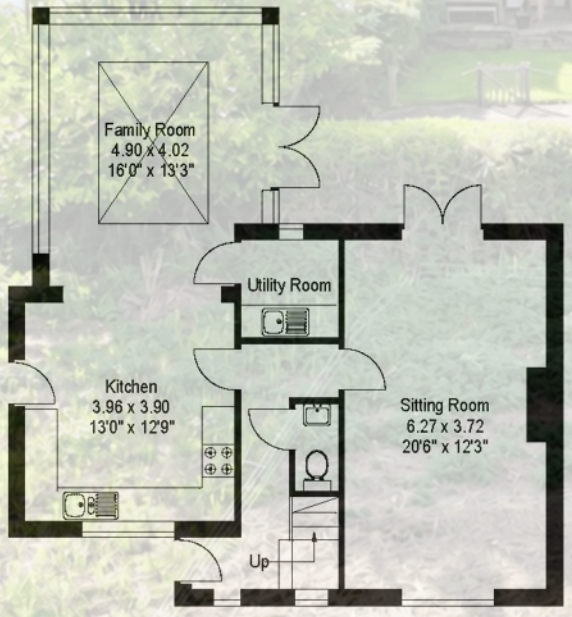
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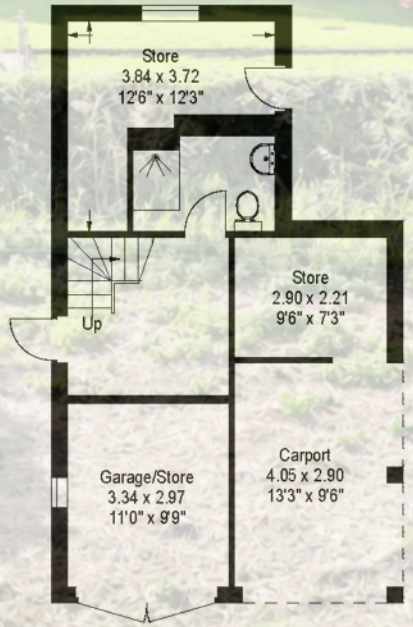
First Floor



First Floor

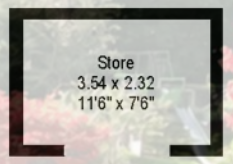


Ground Floor



Ground Floor



















The Property continued . . .

On the first floor, the landing benefits from a useful airing cupboard. The spacious principal bedroom enjoys dual-aspect windows, offering delightful views across the garden and surrounding countryside. An en-suite shower room completes the accommodation, fitted with a shower, WC, wash hand basin and heated towel rail. Bedroom two is a well-proportioned double with a front-facing window, while bedroom three overlooks the rear and enjoys further rural views. The family bathroom comprises a panelled bath, WC, wash hand basin and heated towel rail, with a rear-facing window providing natural light. Combining well-presented accommodation with an exceptional range of ancillary buildings and flexible additional space as well as a large garden, this appealing home offers a rare degree of versatility, making it an ideal choice for families seeking more than a conventional three-bedroom property.

Directions

From our office proceed up the High Street to the one way system, keep right heading towards Brockenhurst passing the Monkey House public house on your left. Turn next left in to Sway Road until you reach Moles Country Store. Turn right at the store on to Mount Pleasant Road and continue for approximately 1 mile where the property can be found on the right hand side.





Further benefits include a garage with additional versatile rooms, ample off-road parking and a large, sunny garden enjoying delightful views across the neighbouring farmers' fields.

Grounds & Gardens

The property is approached via a gated gravel driveway, providing ample parking alongside a garage and carport. To the front, there is a lawned area, with access leading through to the rear garden. The generously proportioned rear garden offers a peaceful and private retreat, rich in wildlife and enjoying a pleasant outlook over adjoining farmland. Additional features include a pond, an outdoor entertaining area, and a range of useful sheds and outbuildings, providing excellent storage and versatility. There is also a large area of garden to the west featuring a timber framed studio.

Situation

The property is situated just on the outskirts of Lymington, and within a few minutes walk of Buckland Rings. The nearby historic Georgian Market Town is a very short drive with cosmopolitan shops and a picturesque harbour. Also within easy reach are the two large deep water marinas and sailing clubs, for which the town has gained its status as a world renowned sailing resort. Lymington is surrounded by the outstanding natural beauty of the New Forest National Park and on Saturday a market is held in the High Street, the origins of which probably date back to the 13th century. To the north, is the New Forest village of Lyndhurst and Junction 1 of the M27, which links to the M3 for access to London. There is also a branch line train link to Brockenhurst Railway Station (approx. 5.5 miles) which gives direct access to London Waterloo in 90 minutes.





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

Additional Information

Tenure: Freehold

Council Tax: Band E

EPC: E Current: 39 Potential: 58

Property Construction: Traditional brick & block

Utilities: Mains electricity & water. Private drainage, the property drains to a septic tank which it has sole use of. The tank is within the boundary of the property.

Heating: Gas central heating

Broadband: Satellite Broadband- superfast broadband achievable at the property with download speeds of up to 51 Mbps (Ofcom)

Parking: Private driveway

Important Information

Spencers 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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