

Tilebarn Farm

Lymington Road Brockenhurst SO42 7UF

SPENCERS
NEW FOREST



TILE BARN FARM

LYMINGTON ROAD • BROCKENHURST

A magnificent Grade II listed detached farmhouse of great character and charm having been the subject of an extensive programme of refurbishment and finished to exacting specification. This versatile and spacious 'lifestyle' property offers beautifully presented accommodation and benefits from three potential separate annexed accommodation to suit multi-generational living or to derive an income if required (STP).

Main House

• Kitchen/Living Room • Dining Room • Sitting Room • Living Room • Snug • Utility • Boot Room • Cellar • WC •

The Studio

Office • Bedroom • Two Shower Rooms • Boot Room • Workshop • Triple Garage • WC • Sitting Room • Bedroom/Mezzanine Room •

The Barn / Annexe

Entertainment Suite • Gym • Siting Room • Bedroom • Shower Room • Loft Storage

£2,450,000

4+3 *5+4* *2+3*





The Property

The main residence features an attractive double fronted façade with mellow brick elevations set under a clay tiled roof. The well-appointed accommodation is set across three floors, with the principle living rooms enjoying views over the extensive grounds and countryside beyond.

The property retains many striking period features in keeping with the age and style including exposed beams, engineered wooden floor boards, cast iron radiators, and exposed brickwork.

To the ground floor, an entrance porch opens into a hallway providing access to a dual aspect study/dining room to one side, which benefits from wooden panelling to a feature wall and an attractive central fireplace. To the other side of the hall, the main drawing room features an attractive Inglenook fireplace with wood burning stove set on a flagstone hearth with in built cupboards to the alcoves either side. This leads in turn through to a further cosy seating area set around an exposed brick chimney breast with French doors leading out to the rear terrace and which links through into a superb light filled and airy family kitchen and dining room which spans the depth of the property and makes for a superb entertaining area with part vaulted ceiling and exposed beams. French doors lead out onto a superb level terrace linking to further extensive entertaining space.

The kitchen is fitted with a range of hand painted wooded units including a coordinating dresser with glass fronted display cabinets, open shelving, and integrated appliances including a microwave oven, dishwasher, wine cooler and space for a range cooker and large American style fridge freezer. A large kitchen island becomes a central feature with seating set around and coordinating quartz work surfaces.

A good sized utility/boot room is set off the main kitchen providing further cupboard storage and plumbing for appliances.

The kitchen opens into a beautiful family snug with exposed beams and vaulted ceiling and aspects across the gardens. An exposed brick chimney breast becomes a feature of the room and accommodates another wood burning stove to create a cosy living area linking to the kitchen.

The kitchen leads round into a boot room set at the rear of the entrance hall which provides extensive coat and shoe storage. A WC is set off this area and completes the ground floor.



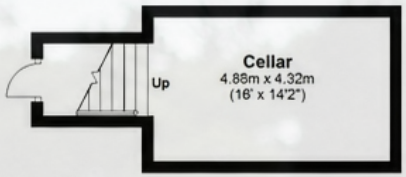




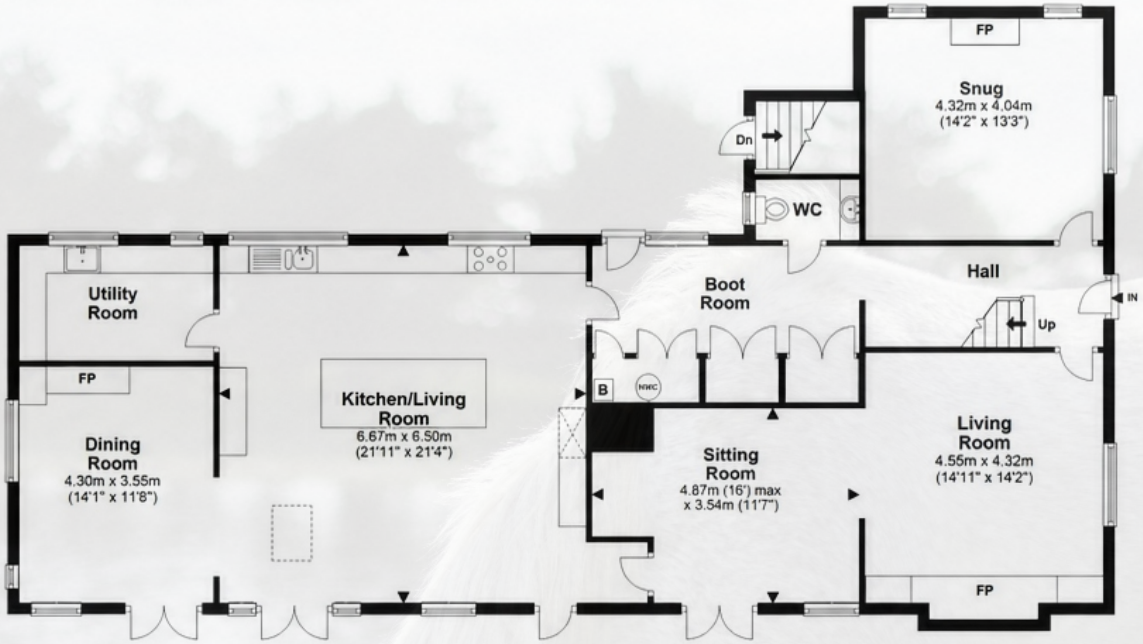


Floor Plan

Basement



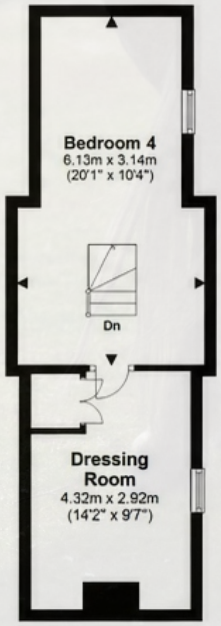
Ground Floor



First Floor



Second Floor



Approximate Gross Internal Areas

Basement: 14.8 sqm / 159.0 sqft
Ground Floor: 144.8 sqm / 1559.0 sqft
First Floor: 78.9 sqm / 849.0 sqft
Second Floor: 29.8 sqm / 321.0 sqft

Total Approximate Gross Area:
268.3 sqm / 2888.0 sqft

Accommodation and Outbuildings
(see separate plans):
308.1 sqm / 3317.0 sqft

Grand Total:
576.4 sqm / 6205.0 sqft

Illustration for identification purposes only; measurements are approximate, not to scale. FP USketch
Plan produced using PlanUp.













The Property Continued …

The first floor accommodation offers a landing area with further storage cupboards and which links all bedroom accommodation and a further stair case rises to the second floor. A picture window overlooks the front courtyard.

A generous principal bedroom suite is set at the front of the property with the benefit of a beautifully styled ensuite shower room. The bedroom is dual aspect with a feature ornamental fireplace and a door leads to a linking gallery across the stairwell into the guest bedroom. This pretty room again is light and airy with dual aspect and a period fireplace and exposed beams.

A further bedroom is set at the end of the landing, again with the benefit of dual aspects with far reaching views and built in wardrobes.

An elegant family bathroom is set off the landing.

The second floor offers a further two guest bedrooms and has scope to incorporate an ensuite.

The Studio











Ancillary Accommodation

Set around a large gravelled courtyard, there are numerous well appointed outbuildings offering a variety of uses.

The Barn and Outdoor Swimming Pool:

This stunning 31' double height barn has been converted to make a fabulous entertaining space with vaulted ceilings, exposed brickwork, hardwood flooring, woodburning stove and exposed beams with crittal style bi folding doors leading out to a large decking area with inset swimming pool with solar cover and elevated views across the paddocks to the rear. A good sized gym is set off the main room and a cupboard housing the pool filtration system.

The Annexe:

A self contained attractive clad building originally used with the benefit of a mezzanine level but currently set up as a sitting room with utility area, a modern shower room and further room.

The Hayloft:

This stunning fully refurbished self contained cottage would make a lovely guest cottage/home office or potential to use as an Airbnb. The cottage is beautifully presented in keeping with the rest of the property with exposed brickwork and beams and limed oak effect flooring and offers a ground floor room with built in storage, a door leads to a contemporary shower room and stairs lead up to a good sized vaulted room.

The Studio:

Originally stables, which could be easily converted back but currently offers two ancillary rooms and a shower room. A garden store is set adjoining.

Tile Barn Farm Outbuildings

Floor Plan

Approximate Gross Internal Area
165.8 sqm / 1785.0 sqft

Outbuildings not necessarily in correct position/orientation

The Studio

Ground Floor





First Floor



Illustration for identification purposes only: measurements are approximate, not to scale. FP USketch
Plan produced using PlanUp.

The Barn and Annexe





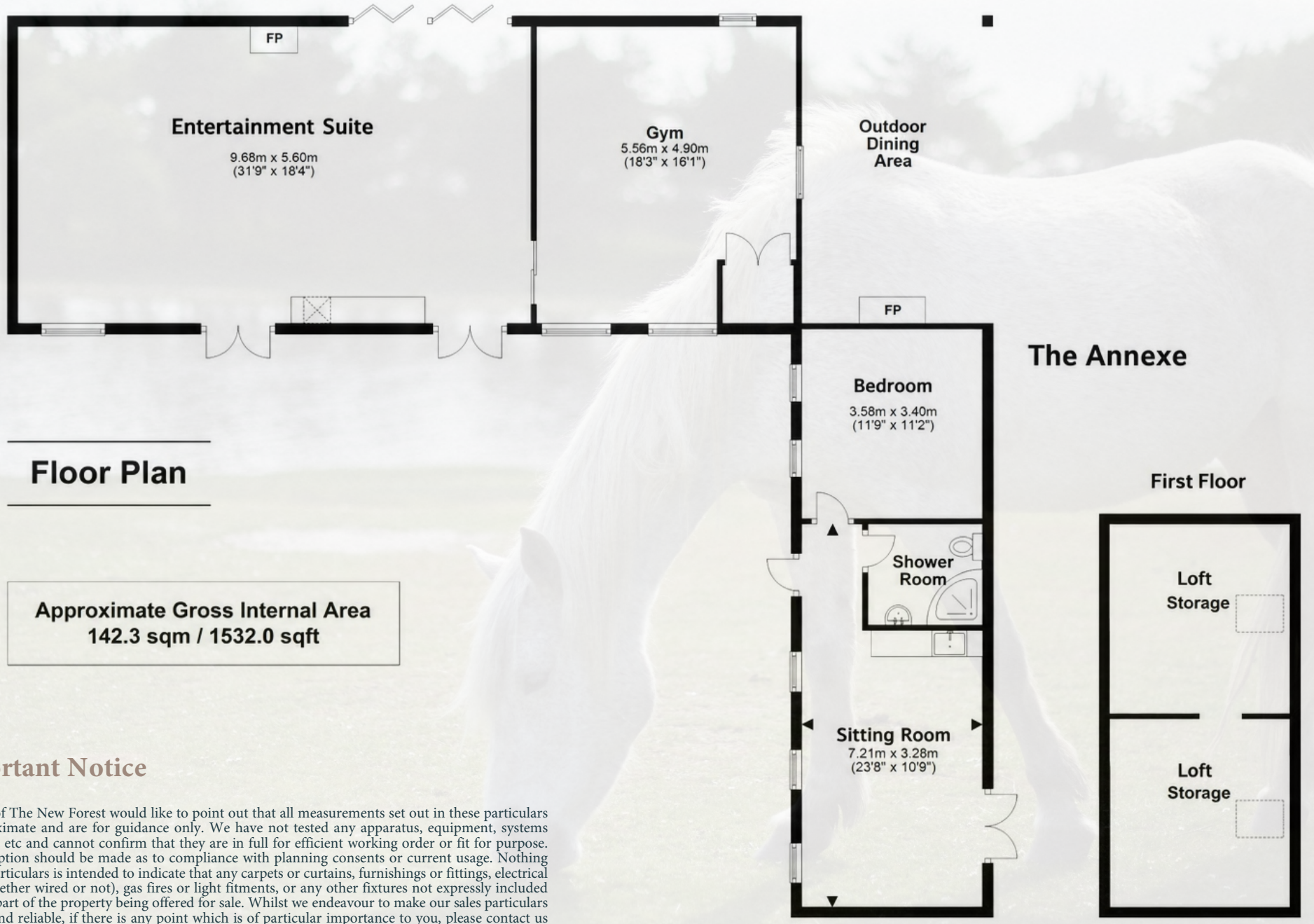








Tile Barn Farm Ancillary Accommodation



Floor Plan

Approximate Gross Internal Area
142.3 sqm / 1532.0 sqft

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 for 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.

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Grounds & Gardens

The beautifully maintained grounds are a real feature of the property and comprise a large courtyard area to the front for extensive off street parking and providing access to the main house, Barn, The Annexe and garaging.

The rear garden is predominantly laid to sweeping formal lawn with a mix of mature attractive planted borders and paved paths leading through pretty cottage style garden planting.

Set to the rear of the barn is an inset heated swimming pool with large decking area to the surround, ideal for seating and benefitting from elevated views across the garden and paddocks beyond. Large bifolding doors link through to the party barn and gym. A few steps lead down to the lawn and a further seating area set under a pergola with an outside fireplace ideal for dining and entertaining.

An enclosed small wildflower area to the rear is used as a chicken run and with a potting greenhouse to the side and a further raised area of garden is situated to the side of the property with a selection of vegetable beds.

The large, paved terrace abuts the rear of the property making a superb space for entertaining and seamlessly linking the internal accommodation.

The rear of the property provides a useful utility area and access to a small cellar.

Garaging:

An attractive triple garage leads off the inner courtyard with the benefit of a separate workshop to one side and a useful boot room on the other side with WC.

Grazing Paddock:

At the front of the property there is a gravelled hardstanding area used as either additional parking or ideal for accommodating a horse trailer. From here there is access to a small wildflower area and enclosed grazing paddock. This whole area measures approx. 0.4 acre.

From the rear of the paddock there is gated access along a gravelled lane which runs behind Tile Barn Lane which provides direct access to the open forest at the end of the lane making for easy access for riding out and walking.




N
Area: 1.764 acres (7139.64 m²)
Tile Barn
Farm
43.0m
Area: 0.929 acres (3759.32 m²)
Pond
Pond
Pond
0m
15m
30m
45m
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Promap
LANDMARK INFORMATION



Additional Information

Tenure: Freehold
Council Tax Band: G
Energy Performance Rating: D Current: 62 Potential: 74

Services: Mains gas, electric and water
Drainage: Septic Tank

Ultrafast broadband with speeds of up to 1000 Mbps is available at the property (Ofcom).
Mobile coverage: No known issues, buyer to check with their provider.

Agents Note

Note – The property is offered with ‘commoners rights’ which includes a free allocation of 4 chords of firewood.







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

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