

Carron

North Lane, Nomansland, Salisbury, SP5 2BU

SPENCERS
ROMSEY


Approx. 3.5 acres
North Ln
Forest Rd





A substantial detached bungalow offering exceptional potential to create a truly special home, set within an impressive plot approaching 3.5 acres in the beautiful New Forest village of Nomansland.

The Bungalow

Entrance Hall, Kitchen/Breakfast Room, Sitting Room, Dining Room, Shower Room, Utility Room, Bedroom One, Bedroom Two

Outside

Driveway Parking, Single Garage, Cabin, 3.5-Acre Plot With Four Stables And A Hay Barn, Shower Cabin and W/C's

Guide Price £725,000

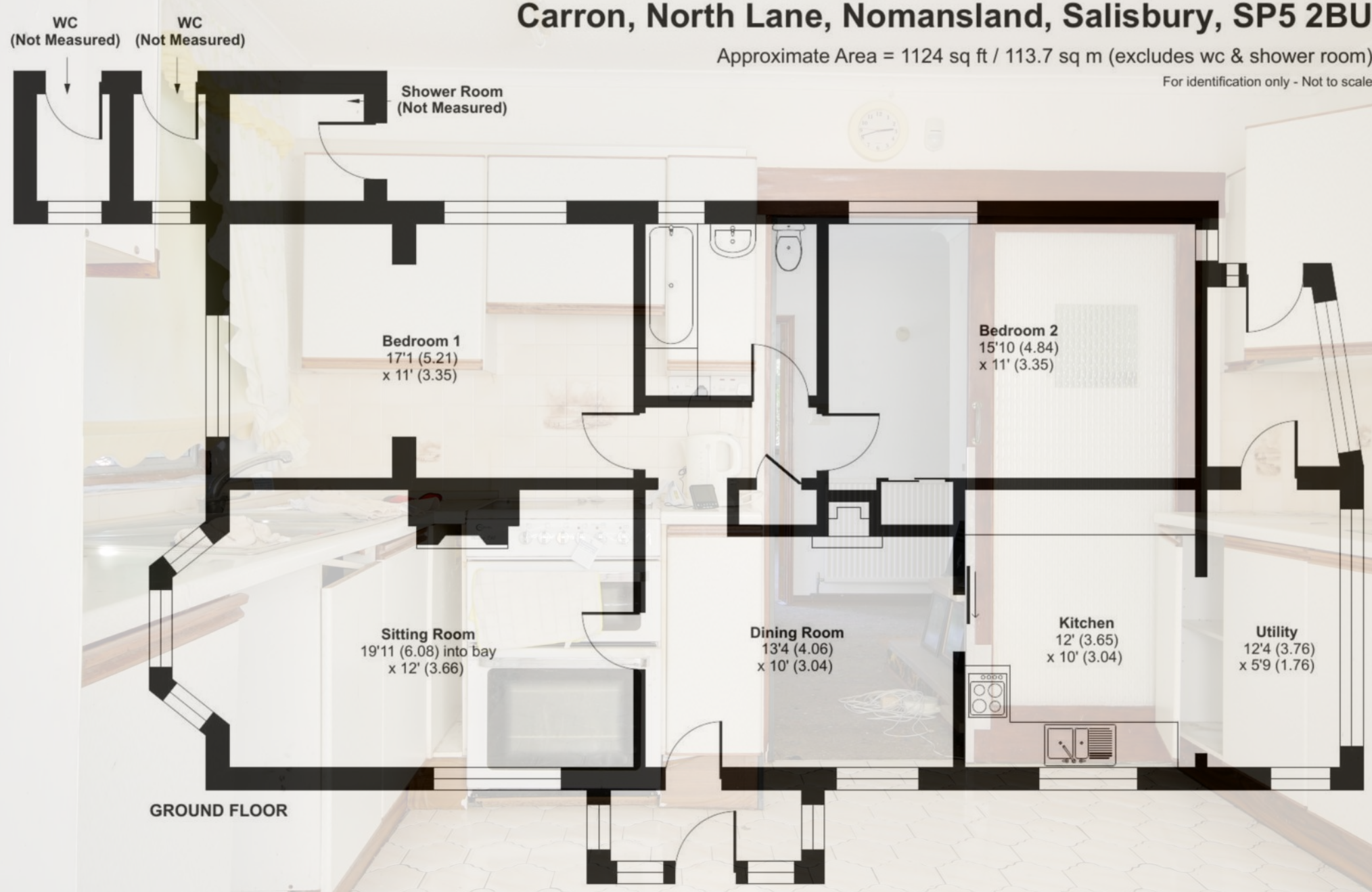
2 2 1

FLOOR PLAN

Carron, North Lane, Nomansland, Salisbury, SP5 2BU

Approximate Area = 1124 sq ft / 113.7 sq m (excludes wc & shower room)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
Produced for Spencers of the New Forest Ltd. REF: 1508961





The Property

The existing bungalow provides approximately 1,224sqft of accommodation and currently comprises two bedrooms, offering considerable scope for improvement, reconfiguration and potential enlargement, subject to the necessary planning consents.

The bungalow currently incorporates a front and rear porch, utility room, kitchen, dining room, sitting room, two bedrooms, with the principal bedroom benefiting from a dressing area, and a family bathroom. Externally, there is a further shower room and two separate water closets.

Location

Nomansland is a charming and highly regarded village situated within the beautiful New Forest National Park, surrounded by some of Hampshire's most picturesque countryside. Characterised by a wonderful rural atmosphere, open forest and woodland, the village offers an appealing balance of tranquillity and accessibility.

The surrounding New Forest provides an exceptional setting for outdoor pursuits, with miles of unenclosed forest, heathland and woodland to explore on foot, by bicycle or on horseback. The area is particularly well suited to those who enjoy an active outdoor lifestyle, whilst the village itself retains a strong sense of community.

Despite its peaceful countryside setting, Nomansland is conveniently positioned for access to the nearby towns of Romsey, Lyndhurst and Salisbury, providing a good range of shops, cafés, restaurants and everyday amenities. The larger centres of Southampton and Winchester are also within comfortable travelling distance, while the M27 provides access towards the south coast and wider motorway network.

For families, there are well-regarded schools within the surrounding area, whilst the neighbouring villages and towns provide a broader selection of educational, recreational and leisure facilities.





Outside

The bungalow itself sits within its own approximately 0.35-acre plot and benefits from driveway parking and a single garage. To the rear is a detached cabin, complete with plumbing and electricity, providing a versatile additional space with a variety of potential uses.

Beyond the immediate garden lies the property's substantial additional land. Previously partially utilised as a camping site, the land offers an interesting commercial opportunity with potential for a variety of uses, subject to the appropriate planning and consents. Two further paddocks complete the wider holding, providing excellent flexibility and adding to the property's appeal.

Directions

From the Spencers Estate Agents office in Romsey, head towards Market Place and turn left onto Market Place/The Hundred (B3398). Continue along The Hundred before turning right onto Palmerston Street (B3398). At the roundabout, take the third exit onto Bypass Road (A27/A3090) and continue on the A3090 for approximately 3 miles.

At Ower Roundabout, take the third exit onto Salisbury Road (A36). Continue for approximately 3.8 miles before turning left onto New Road. Follow New Road for approximately 1.2 miles, continuing onto Forest Road. Continue for a further 0.6 miles into the village of Nomansland.





Additional Information

Energy Performance Rating: E Current: 45 Potential: 80
Council Tax Band: E
Local Authority: Wiltshire
Tenure: Freehold

Heating: Gas central heating
Services: All mains services connected
Drainage: Public

Broadband: Superfast speeds available at the property (Ofcom)

Mobile signal/coverage: No known issues, buyer to check with their provider

Important Information

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:
A: 7 Market Place, Romsey , SO51 8NB
T: 01794 331 433 **E:** romsey@spencersproperty.co.uk

www.spencersproperty.co.uk