

Lymore Farm House

School Lane, Milford on Sea, SO41 0TU

SPENCERS



Lymore Farm House

SCHOOL LANE • MILFORD ON SEA

An exceptionally rare opportunity. A superb and lovingly restored four bedroom Edwardian house sitting in just over 2.5 acres of gardens and paddocks surrounded by open countryside on the edge of the ever popular Milford on Sea. Rarely are houses with this amount of land available in such a peaceful location so convenient for village and coast

Ground Floor

Kitchen • Sitting Room • Dining Room • Shower Room

First Floor

Four Bedrooms • Family Bathroom

Outbuildings

Barn • Shed • The Dairy • The Dovecote • Greenhouse

OIEO £1,500,000

4 2 2







The Property

A charming period property which has been sensitively updated by the current owners to provide characterful accommodation with extensive gardens, outbuildings and land. The front door opens to a staircase hall with an understairs cupboard on the right and door to the main sitting room on the left hand side which features a fireplace with wood burning stove and French windows opening onto the garden. The open plan kitchen / family dining room features a recently fitted kitchen, stable door to the garden and views over the paddocks. Adjoining the kitchen is a generous dining room with chimney breast fitted with a large Esse solid fuel stove which has an incorporated oven and hot plate, ideal for tea or Sunday roasts! Also on the ground floor is a shower room with WC. There is also store room with gardener's wc accessed from outside.

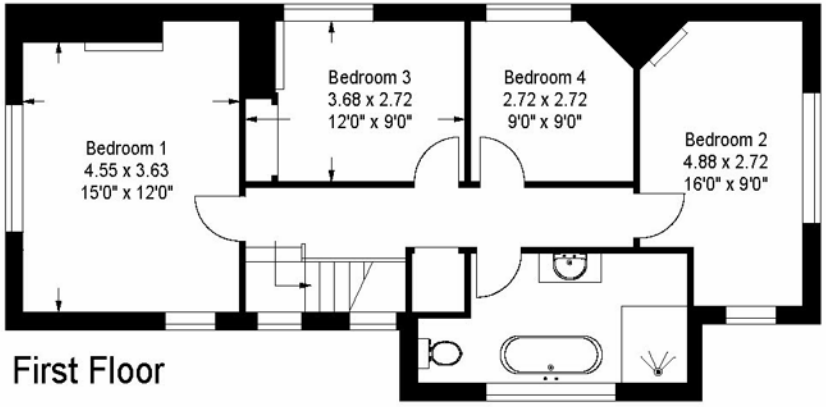
Turning stairs rise to the first floor where there are four double bedrooms. The main bedroom has a dual aspect with a fireplace featuring a wood burning stove. Bedroom 2 is also dual aspect with a wood burning stove while bedrooms 3 and 4 enjoy glorious views over the paddocks and fields beyond. There is also a generous family bathroom with free standing bath, shower, wc and basin.



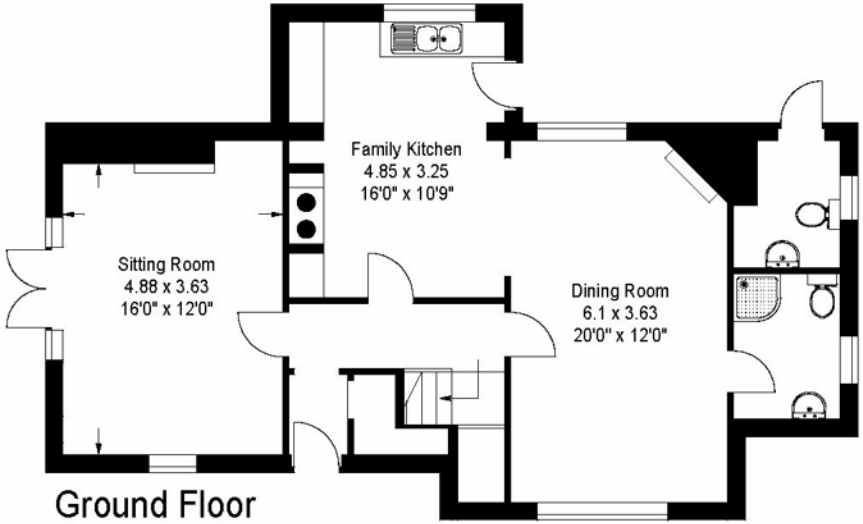








First Floor

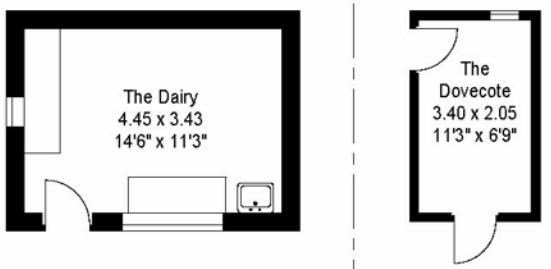


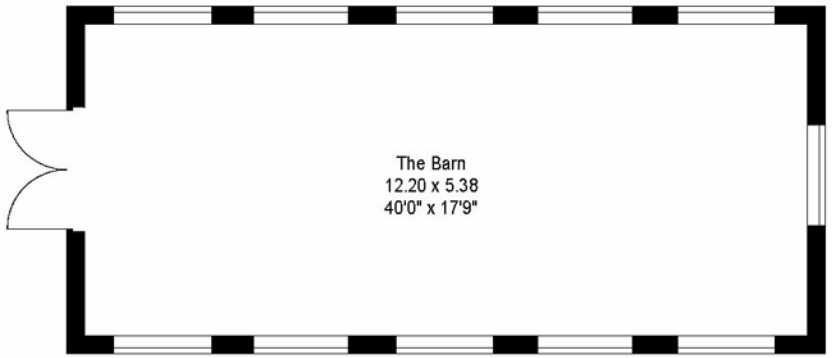
Ground Floor

Approximate
Gross Internal Floor Area
House:149sq.m. or 1604sq.ft.
Barn: 64sq.m. or 689sq.ft.
The Dairy:14sq.m. or 151sq.ft.
The Dovecote:6sq.m. or 65sq.ft.
Total: 233sq.m. or 2509sq.ft.

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NOT TO SCALE












WASHROOM













Grounds & Gardens

The formal gardens lie mainly to the west of the house and are predominantly laid to lawn, with attractive areas for sitting and entertaining. Much of the remaining land is given over to livestock as the property is currently used as a thriving small-holding where chickens, sheep and pigs are reared. There are two areas secured for chickens and ducks with a further extensive space containing an impressive 40' barn currently used for lambing but ideal as storage for boats or classic cars. To the rear of the house are two further outbuildings. The Dovecote, as well as having a genuine dovecote, is a useful outdoor store room while The Dairy is a larger and very practical room with a sink and running water.

Paddocks wrap around the house and gardens extending to just over 2.5 acres beyond which lie peaceful open fields which are both picturesque and highly unlikely to change as they are held in trust by Hampshire Wildlife as a haven for native fauna.

Situation

Occupying an extremely enviable location on the edge of Milford on Sea, this beautiful farmhouse is surrounded by open fields providing a particularly peaceful and idyllic backdrop beyond which the coastline of Keyhaven provides exceptional walks and sailing opportunities. The nearby village of Milford on Sea is one of the area's most sought after locations with its central village green surrounded by shops, wine bars and restaurants. The village also offers a superb swimming beach with nearby coastal bars and restaurants as well as extensive coastal walks to Lymington and Barton on Sea.

The wide open spaces of the New Forest lie to the north with excellent walking and cycling across beautiful countryside. The market town of Lymington lies a few miles to the east with extensive and very well regarded sailing clubs and marinas. There is a mainline railway station four miles away at New Milton offering direct services to

Property Video

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


Lymore
The Sanctuary
Lymore Orchard
Lymore Valley
Pipeline
Lymore Vale
10.1m
FB
Lymore Farmhouse
Pond
Drain
Drain
Bacons Yard
School Lane
11.3m





Additional Information

Tenure: Freehold
Council Tax: G
Energy Performance Rating: D Current: 57 Potential: 73

Utilities: Mains electricity & water. Private drainage via a septic tank which the property has sole use of. The tank is located within the boundary of the property. There is currently no mains gas supply to the property; however, mains gas and drainage are available in School Lane.

Heating: LPG/Oil

Broadband: No broadband connection currently however super fast broadband with download speeds of 56Mbps is available at this property

Parking: Private driveway & garage

Directions

From Lymington head west towards New Milton. On reaching the village of Everton, turn left signposted to Milford on Sea and after about 100 yards, bear left onto Lymore Lane. After about half a mile take the lane on the right hand side and proceed down through the water splash before curving to the left. Continue for another 200 yards and the road will curve sharply to the right. The entrance to the house is the first on the right after this bend.

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:

74 High Street, Lymington, Hampshire, SO41 9AL
T: 01590 674222 **E:** lymington@spencersproperty.co.uk

www.spencersproperty.co.uk