

Coronation Cottage

Main Road, East Boldre, Brockenhurst, SO42 7WU

SPENCERS



CORONATION COTTAGE

MAIN ROAD • EAST BOLDRE

An exceptional period house with breath-taking open views over the open Forest offering the complete rural package of direct Forest access, glorious gardens, paddocks, outbuildings and a 2 bedroom guest cottage with a strong airbnb track record.
In all approximately 2.65 acres.

Ground Floor

Kitchen / Dining Room • Sitting Room • Conservatory • Snug • Study • Utility Room • Cloakroom

First Floor

Four Bedrooms one with En Suite • Family Bathroom

The Old Piggery Annexe

Kitchen • Living Room • Two Bedroom • Shower Room

Outbuildings

Studio • Stabling • Double Garage

OIEO £2,000,000

6 5 3





The Property

Set within a charming double-fronted period home, the front door opens to a wide staircase hall from which one reaches the principal reception rooms. A farmhouse-style kitchen/dining room, complete with a generous bay window, bespoke cabinetry with integrated appliances and a classic electric Aga, invites both everyday family meals and elegant entertaining as well as providing access to a fully glazed conservatory where floor-to-ceiling windows frame sweeping views westerly views of the open Forest and its spectacular sunsets. The principal sitting room echoes this appeal, boasting its own bay window, a wood-burning stove and further woodland vistas, while a cosy snug and a spacious study offer versatile spaces for relaxation or focused work. A practical utility room with garden access and a separate cloakroom complete the ground floor. Upstairs, a light-filled galleried landing leads to four double bedrooms, including a main suite with built-in wardrobes and a stylish en-suite shower room, alongside three further well-proportioned bedrooms and a beautifully appointed family bathroom.

Throughout, original period details blend seamlessly with contemporary comforts, creating a home of enduring character and understated luxury.

The property features the benefits of Commoners rights.



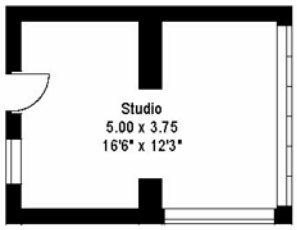


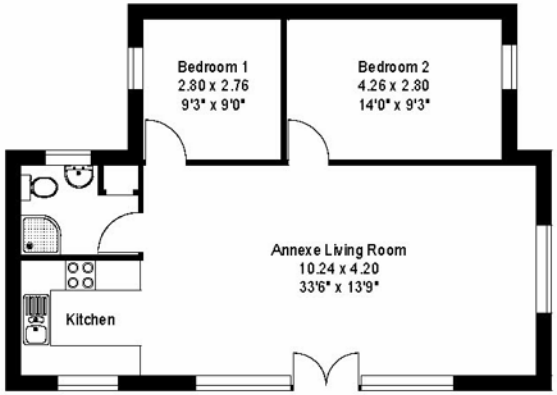
FLOOR PLAN

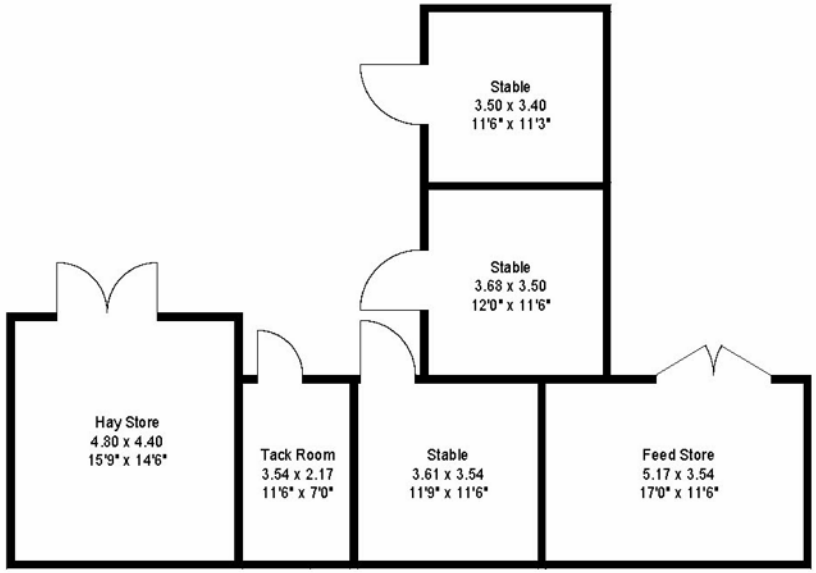
Approximate
Gross Internal Floor Area
House: 198sq.m. or 2131sq.ft.
Annexe: 64sq.m. or 689sq.ft.
Studio: 19sq.m. or 205sq.ft.
Garage: 42sq.m. or 452sq.ft.
Stables: 88sq.m. or 947sq.ft.
Total: 411sq.m. or 4424sq.ft.

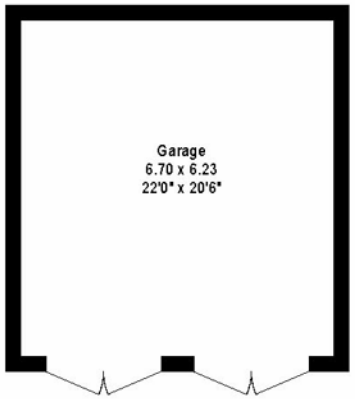
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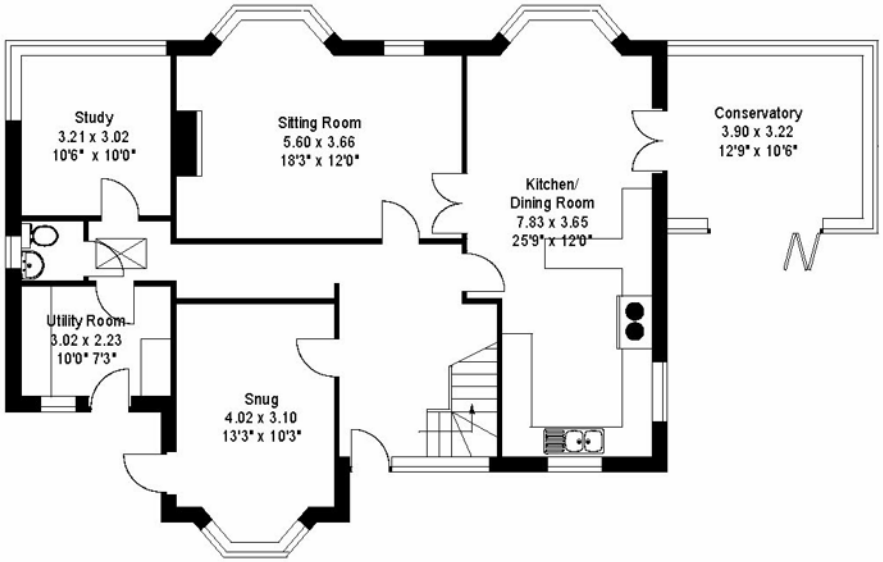
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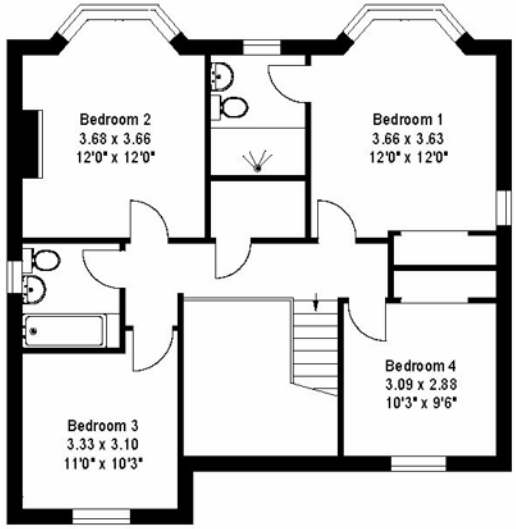

























Oldfield
Farm
Drain
2.65 acres
1.22m RH
Coronation
Cottage















The house is approached over a long drive over land owned and protected by the New Forest National Park.

Grounds & Gardens

Electric vehicular and pedestrian gates open to a gravel drive and parking area adjacent to the house. There is a neat garden directly in front of the house but the majority of the formal gardens lie directly to the rear of the house and are extremely private. Immediately to the rear of the house is a paved terrace ideal for outdoor dining. The gardens are mostly laid to lawn with mature trees and shrubs at the boundaries.

Immediately beyond the garden is a delightful separated area of garden which features a deck for a hot -tub and level lawns. This area of garden is linked to the main garden via a pedestrian gate but is allocated to The Old Piggery - a beautifully presented 2 bedroom guest cottage with an open plan kitchen / sitting / dining room featuring exposed beams and brickwork as well as a wood-burning stove. This room is open to the ridge height and there is also a shower room and two double bedrooms.

There is an attractive period studio which is currently used as a home office/art studio which overlooking a paddock of approximately 1 acre which is accessed via a 5-bar gate from the driveway. The drive continues past The Old Piggery to a stable yard featuring the stable block and garage. The Old Piggery has been operating as an airbnb property since the summer of 2023 and has been extremely popular. It generates an established and significant income, details of which are with the agent. It would also make extremely comfortable guest accommodation.

The stable block is well presented and offers three loose boxes, a tack room and workshop with solar panels, owned by the property, on the southerly aspect of the roof. The detached garage block provides garaging for two cars with individual hinged doors.

Beyond the stable yard is a small turnout paddock / vegetable garden as well as three paddocks of approximately 0.25 acres, 0.4 and 0.75 acres respectively which have water taps.





The Situation

The house occupies a glorious position set down a drive leading to this property only and enjoying expansive open westerly views across the New Forest. Set well back from the road the house is perfectly situated to enjoy open walks and cycle rides across the adjacent Forest while also being only four miles from the market town of Lymington. There is a nearby well regarded Pub at East End approximately a mile away There are excellent marinas, sailing clubs and facilities at both Lymington and Bucklers Hard while Brockenhurst station (7 miles) provides direct rail services to London Waterloo in approximately 2 hours.

Directions

From Lymington take the B3054 towards Beaulieu and after crossing Lymington River bear right towards South Baddesley and East End. Stay on this road for 3 miles and pass the East End Arms on your right hand side. Approximately half a mile after the East End Arms the road curves sharply to the left. Continue past this bend for a further half mile and the house will be found on the right hand side.

Services

Tenure: Freehold
EPC for Coronation Cottage : B Current: 81 Potential: 87
Council Tax Band for Coronation Cottage: F
EPC for The Old Piggery : D Current: 60 Potential: 85
Council Tax Band for The Old Piggery: B

Property Construction: Brick elevations with slate roof
Mains electricity and water. Private drainage via a septic tank which is located within the boundary of the property and the property has sole use of. There is no gas supply.
There are Solar PV Panels at the property that feed into the grid for which the owners are paid a tariff
Heating: LPG gas
Broadband: FFTP - Fibre to the property directly. Ultrafast broadband speeds of up to 1800 mbps are available at this property.
Conservation Area: Forest South East
Parking: Driveway and garaging

Important Notice

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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