

Bywater Cottage

Undershore Road, Lymington, SO41 5SB

SPENCERS



BYWATER COTTAGE

UNDERSHORE ROAD • LYMINGTON

A charming waterside house positioned within a short walk of Lymington's High Street and sailing facilities and enjoying southerly gardens, balconies and views across the Solent towards the Isle of Wight. Accommodation extends to over 2,100 sq ft in addition to which is a single garage as well as off street parking.

Ground Floor

Entrance Hall • Kitchen/Dining Room • Utility Room • Bedroom with En Suite • WC

First Floor

Drawing Room with Balcony • Two Further Bedrooms • Family Bathroom

Second Floor

Principal Bedroom with Dressing Room and En Suite

£1,100,000

4 2 3





The Property

Bywater Cottage is an extremely spacious house which takes full advantage of its southerly aspect and far reaching views. The classic Georgian style facade sets the scene for the superb proportions, scale and light offered by the interior. The front door opens to a spacious reception hall with stairs to the first floor, doors to a wc and a ground floor double bedroom with built in wardrobe and en suite bathroom with separate bath and shower. A key feature of the ground floor is the impressive kitchen / family room which flows beautifully from the reception hall via double doors and offers exceptional space for living, dining and entertaining. Modern kitchen units and a large island lie to one side of the room beyond which is a stand alone utility room with work surfaces, sink and space for washing machine. The remainder of the kitchen / family room offers ample space for a large dining table and a seating area if required. The southern elevation is almost entirely given over to a large bay window with bi fold doors opening onto a delightful sunny garden with views of the masts of boats moored on the Lymington River.

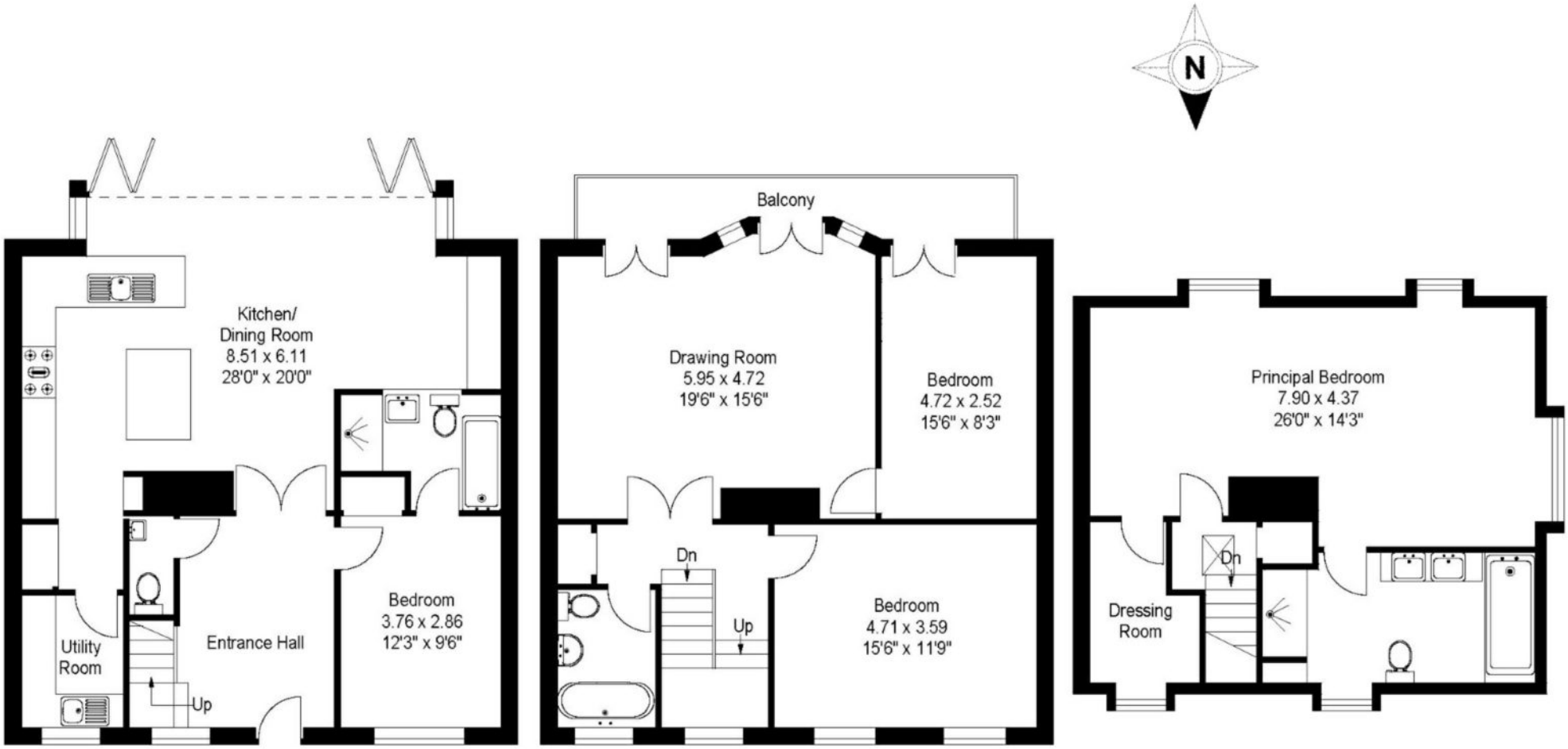
On the first floor is a large sitting room featuring a delightful bay window and fireplace with gas flame-effect fire. There are two sets of French windows that open onto a south facing balcony which provides glorious far reaching water views. Off the sitting room is another double bedroom which also has French windows on to the balcony. Also on the first floor is a further double bedroom and separate bathroom.

From the first floor, stairs rise to the second floor where there is an exceptional master bedroom with dual aspect enjoying high-level views of the river in two directions. The master bedroom has a separate dressing room and an en suite bathroom complete with twin basins, wc, bath and separate shower.





FLOOR PLAN



Approximate
Gross Internal Floor Area
Total: 203sq.m. or 2185sq.ft.

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NOT TO SCALE















Grounds & Gardens

The house is approached over a gravel drive which leads to a single garage with parking space in front. There is a south facing garden which has been designed to be low maintenance and provides a secluded, sheltered spot in which to relax, dine and entertain. On the first floor, accessed from the sitting room is a balcony which runs the width of the house and enjoys spectacular Solent views.

The Situation

Bywater Cottage sits in a superb elevated position with immediate views of the boats moored on the Lymington River. The house is conveniently positioned for access to the facilities of Lymington High Street as well as the open spaces of the New Forest National Park which lies to the north. The proximity to the river is a significant asset both in terms of access to the town's renowned sailing clubs and the highly sought after waterside atmosphere.

The wide open spaces of the New Forest National Park lie just to the north and offer endless walks and cycle rides. Lymington has a picturesque high street with a weekly market as well as a range of independent shops, cafes and restaurants. It is a renowned sailing centre with two sailing clubs alongside a choice of marinas. The house, being close to Lymington, qualifies to apply for a river mooring for a boat although this could be subject to a waiting list.

Directions

From our office in Lymington, head down the High Street towards the quay and at the bottom of the hill, follow the road around to the left. Continue along Gosport Street and at the mini roundabout turn right towards Beaulieu. Cross the river and immediately after doing so, turn right on to Undershore and continue past Pier Garage on the right hand side. The gravel drive to the house will be found almost immediately past the garage on the opposite side of the road.





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: Band F

Energy Performance Rating: C Current: 69 Potential: 77

Property Construction: Traditional brick & block

Utilities: Mains electricity & water. Drains to a small sewage treatment plant which the property has sole use of, the plant is within the boundary of the property.

Heating: Gas central heating

Broadband: ADSL- Copper-based phone landline.

Parking: Single garage & two allocated spaces

Important Information

Spencers of Lymington 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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