

Ivy Cottage

Joys Lane, Norleywood, Lymington, SO41 5RW

SPENCERS



IVY COTTAGE

JOYS LANE • NORLEYWOOD

An exquisite Grade II Listed period cottage with two additional ancillary bedrooms set in an extremely private and peaceful position. Set down a no-through lane in a popular village in the heart of the New Forest the property enjoys a large south facing garden and also has off street parking.

Ground Floor

Sitting Room • Kitchen / Dining Room • Study • Bathroom • Garden Room

First Floor

Two Further Bedrooms

Ancillary

Two Rooms • Bathroom

Outbuildings

Utility Room

£630,000

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The Property

A beautifully presented quintessential New Forest cottage which has been carefully updated and extended by the current owners to provide two bedrooms in the main house with an additional two bedroom building adjacent to the house offering two ancillary bedrooms and a shower room. The entrance hall features a staircase rising to the first floor and door to an attractive sitting room with window onto the garden, exposed beams and an inglenook fire place with a wood-burning stove. A modern extension contains a beautifully fitted kitchen / breakfast room featuring integrated appliances, extensive storage and a vaulted ceiling. Beyond the kitchen is a bright and spacious garden room with French windows and views onto the garden. There is also a fully tiled downstairs bathroom with a bath with shower over, basin and wc. Upstairs there are two double bedrooms overlooking the garden. There is also an adjacent building which has power, water and drainage and is ideal as a generous laundry room.









FLOOR PLAN



Approx Gross Internal Areas

Main House: 76.8 sqm / 827.4 sqft
Outbuildings: 29.6 sqm / 318.6 sqft

Total Approx Gross Area:
106.4 sqm / 1146.0 sqft

Illustration for identification purposes only; measurements are approximate, not to scale. www.fpusketch.co.uk
Plan produced using PlanUp.















Grounds & Gardens

Approached through a vehicular and pedestrian gate there is a generous parking area next to the house. The formal gardens extend to the south of the house and are extremely sunny. Immediately adjoining the house is a terrace with beautifully planted borders and room for a large dining table. Beyond the terrace is the ancillary two bedroom accommodation complete with shower room. The majority of the garden is laid to lawn with mature planting at the borders and occasional fruit trees. To the rear of the house is a further outbuilding which has power, water and drainage and is currently used as a laundry room.

The Situation

Norleywood is an extremely attractive and sought after village in the New Forest National Park, being equidistant between the nearby Georgian market town of Lymington, which is famous for its internationally renowned sailing facilities and two marinas and Brockenhurst, which offers a good local community of shops and restaurants, together with a mainline railway station with a half hourly service to London Waterloo (journey time of approximately 90 minutes). The village is fringed by the open Forest and as a result is the ideal jumping off point for endless walks and rides.

Directions

From our office in Lymington proceed down the High Street and on reaching the bottom turn left into Gosport Street. At the roundabout take the second exit onto Bridge Road and continue over the Lymington River. Proceed left into Undershore Road B3054 and continue on this road for approximately 2 miles. At the Bull Hill crossroads turn right into Norleywood Road and continue into the village. Just after the red telephone box turn right into Brook Hill and then immediately right again into a gravel track which is Joys Lane. Continue to the end of the lane and the house is the last but one on the left hand side.





Services

Tenure: Freehold
Council Tax: E
EPC: F Current: 25 Potential: 36
Property Construction: Grade II Listed cob and thatch house

Utilities: Mains electric and water, there is no mains gas supply. Private drainage via a septic tank that the property has the sole use of. The tank is located within the boundary of the property.
Heating: Gas central heating(LPG)
Broadband: Superfast broadband with download speeds of up to 55mps available at this property (ofcom)

Conservation Area: Forest South East

Tree Preservation Order (TPO): Yes

Mobile Signal: Please be aware that mobile network coverage in this area may vary, with some areas experiencing no signal.

Planning Permission: Extension to Eden Cottage next door

Roof works: The property would benefit from re-thatch (which the current owner had scheduled and booked in for 2027)

The property may also need to upgrade the septic tank.

It has been recommended that the height of the chimney should be raised either by adding brick courses or a taller chimney pot.

The estimated costs of these works are;

Thatch £18,000
Sewage £8-10,000
Chimney work £5,000

These potential works have been taken into account in the property price

Parking: Private driveway

Important Notice

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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