

21 Captains Row

Lymington, SO41 9RP

SPENCERS







A charming Grade II 18th Century, two double bedroom character cottage set in the heart of Lymington on the historic "Captains Row" moments from the town quay, marinas and nearby train station.

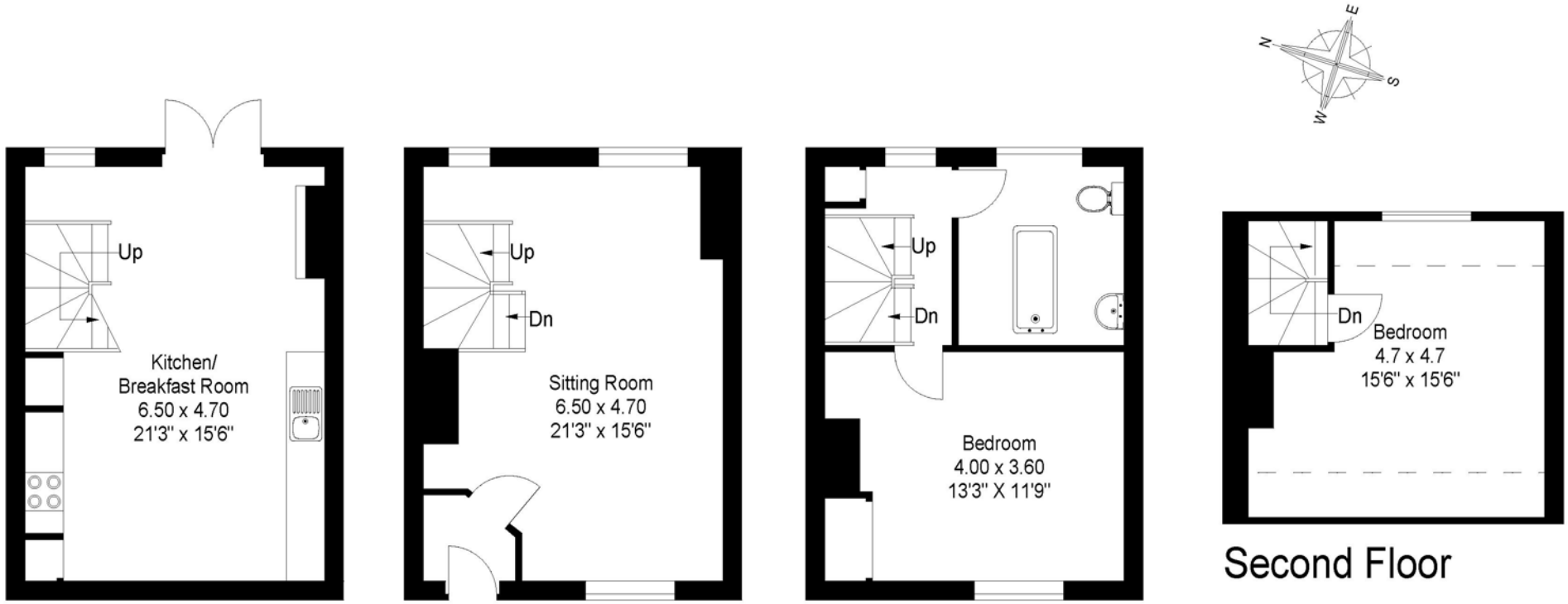
The Property

On entering the property the principal reception room has a warm and welcoming feel. The lounge is beautifully appointed with a wealth of original features including an inglenook fireplace with log burner, period oak panelling and the most spectacular ornate plaster work ceiling. Stairs wind down to the heart of the house and the impressive kitchen dining room. An old hearth with exposed brickwork now holds the modern gas hob with a range of fitted cupboards and work surfaces. There are oak beams, a tiled floor, exposed quarry stone walls, integrated dish washer, fridge freezer, oven and extractor and a step up to a snug with a fire place housing a gas log burner and views out across the delightful walled garden.

£699,000

2 1 1

FLOOR PLAN



Lower Ground Floor

Ground Floor

First Floor

Second Floor

Approximate
Gross Internal Floor Area
Total: 108sq.m. or 1163sq.ft.

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NOT TO SCALE





The property captures the essence of Lymington life positioned over four floors with grand rooms, exposed brickwork, original panelling, open fireplaces and one of the loveliest low maintenance gardens available.

The Property Continued . . .

Stairs rise from the sitting room to the first floor landing with panelled walls, airing cupboard housing the new Worcester boiler. The master bedroom with fitted cupboards and part panelled wall over looks the front aspect with a family bathroom complete with claw and ball iron bath. Stairs continue to the second floor and lead to the second double bedroom with more exposed beams and views across the rooftops of Lymington to the upper end of the Lymington river.

Directions

By car: From our office turn right and take the first left into Church Lane. Take the first left into Grove Road and at the end of the road and turn left into Captains Row and the property can be found on the right hand side.
By Foot: left out of the office and continue down the high street towards the Cobbles. Turn right in to Captains Row and the house is 100 yrds on the left.





Lymington is surrounded by the outstanding natural beauty of the New Forest National Park.

Grounds & Gardens

To the rear of the property there is a delightful East facing walled garden with sun drenched patio over looking the artificial lawned garden complete with putting green and a wealth of colour from the well stocked flower and shrub borders . Views over the yachts and across to the river are afforded from the first floor. PARKING PROVISION: There are 24hr parking permits available from the New Forest District Council allowing long-stay and short stay parking throughout the local area with the nearest being on the town quay. There is also free parking on nearby Grove Road as well as Queen Katherine's Road.

Situation

The beautiful Georgian market town of Lymington with its cosmopolitan shopping and picturesque harbour is within easy reach of the property. Also within walking distance are the two large deep water marinas and sailing clubs for which the town has gained its status as a world renowned sailing resort, as well as an open-air seawater bath that was built in 1833. Lymington has a number of independent shops including some designer boutiques and is surrounded by the outstanding natural beauty of the New Forest National Park. On Saturday, a market is held in the High Street, the origins of which probably date back to the 13th century. To the north is the New Forest village of Lyndhurst and Junction 1 of the M27 which links to the M3 for access to London. Within easy walking distance is Lymington Railway station with a branch line train link to the ferry terminal (1 mile) and to Brockenhurst Railway Station (approx. 5.5 miles) which gives direct access to London Waterloo in approximately 90 minutes.





Services

Tenure: Freehold
Council Tax: F
EPC: Grade II Listed
Property Construction: Brick elevations with tile roof
Utilities: Mains gas, electric, water & drainage
Heating: Gas central heating
Broadband: Superfast broadband with download speeds of up to 10000mbps is available at this property (ofcom)
Conservation Area: Lymington
Parking: No parking however parking clocks are available for an annual fee that enable parking in any New Forest car park.

Agents Note: New carpets and full redecoration by Calico interior designers in 2022.



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:
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