

15 Church Lane

Lymington, SO41 3RA

SPENCERS







Set in the heart of Lymington town on the popular south side of the high street a charming Grade II Listed three bedroom period cottage with a lovely rear courtyard garden.

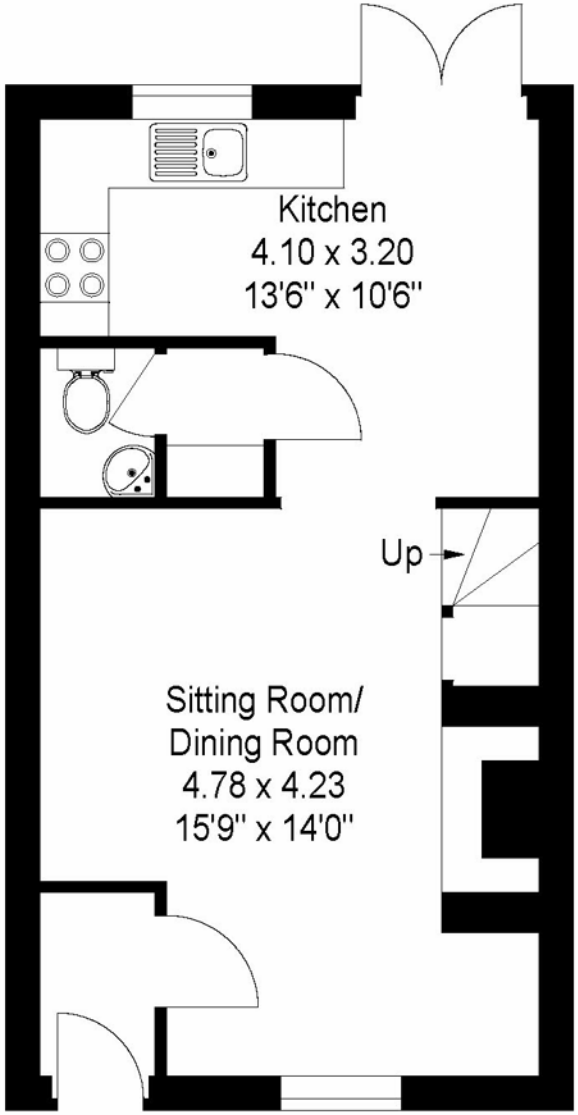
The Property

The mid 18th Century Georgian cottage welcomes you into the cosy entrance hallway and suddenly you are transported in to a different age...The sitting room has an impressive inglenook fireplace, tiled floor and exposed beams. The dining area leads from here with a step up to a cloakroom and the kitchen comprising a range of fitted work tops, cupboard units, an oven, hob and extractor, plumbing for a washing machine and space for a fridge freezer. From here French doors open to the delightful garden.

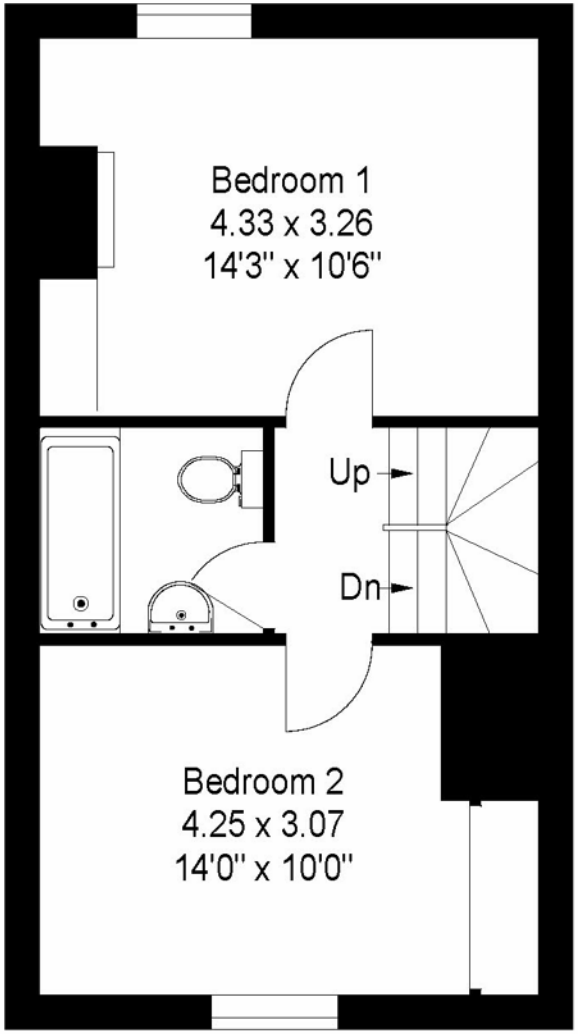
£485,000

3 1 1

FLOOR PLAN



Ground Floor

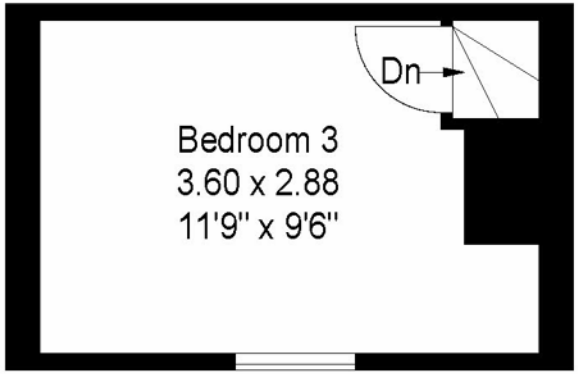


First Floor

Approximate
Gross Internal Floor Area
Total: 85sq.m. or 915sq.ft.

Plans produced and Copyright RABimmersive
www.RABimmersive.com

FOR ILLUSTRATIVE PURPOSES ONLY
NOT TO SCALE



Second Floor





This unique property would make an ideal pied-à-terre for any discerning buyer, perfectly positioned moments from the High Street.

The Property continued . . .

Stairs rise to the first floor and two double bedrooms with ornamental fireplace and adjacent family bathroom suite. Stairs wind round to the top floor and the third double bedroom.

Situation

This Grade II listed cottage is extremely conveniently located just off the High Street, opposite the church. All the amenities of the Georgian market town, including doctor's surgery and chemist, library, church and community centre are close by. The beautiful town of Lymington, with its cosmopolitan shopping and picturesque harbour, has two large deep water marinas and yachting and sailing clubs, for which the town has gained its status as a world renowned sailing resort. There is also an open-air seawater bath, built in 1833 within walking distance. Lymington also has a number of renowned restaurants and 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 are the New Forest villages of Brockenhurst and Lyndhurst and Junction 1 of the M27 which links to the M3 for access to London. There is also a branch line train link to Brockenhurst Railway Station (approx. 5.5 miles) which provides a half hourly service to London Waterloo with a journey time of approximately 90 minutes.





Both Lymington and Brockenhurst afford fine schooling (both state and private) with the latter having a tertiary college.

Grounds & Gardens

A patio area from the kitchen opens onto the most delightful south-east facing courtyard garden with an abundance of colourful plantings, shrubs and bushes. At the end of the garden is a secluded, paved area ideal for outdoor dining, along with a useful timber shed and tool store.

Directions

From our office, head up the High Street to the church and turn into Church Lane. Number 15 is the last cottage in the row on the left.





Additional Information

Tenure: Freehold

Council Tax: E

EPC: Grade II Listed

Utilities: Mains electricity, water and drainage

Heating: Fischer programmable electric radiators throughout

Broadband: Superfast broadband with download speeds of up to 80mbps available at this property (ofcom)

Conservation Area: Lymington

Parking: No allocated parking but nearby public parking with economic clock scheme nearby.

Agents' note: Everest secondary glazing throughout

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, SO41 9AL
T: 01590 674 222 **E:** lymington@spencersproperty.co.uk

www.spencersproperty.co.uk