

Ferry Cottage

19 Bath Road, Lymington, SO41 3SE

SPENCERS



FERRY COTTAGE

19 BATH ROAD • LYMINGTON

Located on the sought-after south side of the High Street, this waterside property enjoys breath-taking panoramic views across the Lymington River, perfectly positioned in the heart of the sailing community and just a short walk from the town's amenities. Bright and spacious throughout, the home has been thoughtfully extended to offer generous living areas and three double bedrooms. Outside, there is a large, sun-filled rear garden and convenient parking. The Royal Lymington Yacht Club, Lymington Town Sailing Club, and two deep-water marinas are all within easy walking distance.

Ground Floor

Reception Hall • Kitchen • Dining Room • Snug • Sun Lounge • Cloakroom

First Floor

Principal Bedroom with Dressing Area and En Suite • Two Further Bedrooms • Family Bathroom

£1,275,000

3 2 2





The Property

A handcrafted oak arched front door opens into a spacious open-plan entrance hall, currently arranged as a study, with a large picture window offering beautiful views across the park toward the river. Off the hall, there is a cloakroom and a utility cupboard.

The kitchen has been thoughtfully designed with modern fitted cabinetry and space for a range of appliances. The charming snug features a striking gas fireplace and leads seamlessly through to the dining area. A short flight of steps rises to the impressive raised living room, which enjoys a partially glazed roof, floor-to-ceiling windows, and bi-folding doors opening onto the rear garden and terrace—filling the space with natural light. A line of custom-built cabinetry provides generous storage.

From the entrance hall, a turning staircase ascends to the first floor. The principal bedroom occupies the front of the house and benefits from a wide panoramic window capturing sweeping views of the Lymington River and the Isle of Wight beyond. This room is exceptionally bright and spacious.

At the rear, the double guest bedroom includes fitted wardrobes and an en suite bathroom. A family shower room with a corner unit and Velux window serves this level, alongside a third double bedroom.


home
without a dog









FLOOR PLAN



Illustration for identification purposes only; measurements are approximate, not to scale.EPC South Coast Surveys
Plan produced using PlanUp.















Grounds & Gardens

The property benefits from a generous, west-facing rear garden that enjoys plenty of afternoon and evening sunshine. To the front, a block-paved driveway provides convenient off-road parking, while a side gate gives access to the rear. Offering a good degree of privacy, the garden is mainly laid to lawn with a terrace—perfect for alfresco dining and outdoor entertaining. At the end of the garden are two sheds, ideal for storage.

The Situation

Ferry Cottage is situated in Lymington's prime 'Golden Triangle' and positioned close to the deep-water marinas and yacht clubs, making it an ideal choice for any sailing enthusiasts. The beautiful Georgian market high street with its cosmopolitan shopping and picturesque harbour is within a few minutes stroll of the property and the open air seawater lido, for public bathing and dating from 1833 is nearby.

Lymington is situated on the southern edge of the New Forest with a famous weekly Saturday market, and a selection of beautiful restaurants, cafes and pubs. The Lymington Railway Station is a branch line to Brockenhurst mainline station, where there is a mainline to London Waterloo (approximately 90 minutes). There are highly regarded independent schools in the area include Ballard, Durlston Court and Walhampton, while local state schools at every level are mostly rated 'good' or 'outstanding' by Ofsted.





Additional Information

Tenure: Freehold

Council Tax: F

EPC: D Current: 58 Potential: 82

Property Construction: Brick elevations with slate roof

Utilities: Mains gas, electric, water and drainage

Heating: Gas central heating

Broadband: ADSL Copper-based phone landline. Ultrafast broadband with speeds of up to 1000mbps is available at this property.

Conservation Area: King's Saltern

Parking: Private driveway

Directions

From our office in Lymington High Street continue west (up the high street) and take the first turn on the left into Church Lane. Continue along Church Lane and take the left hand fork into Waterford Lane to the T-junction. Turn left into Stanley Road and follow the road around, passing The Mayflower as it becomes Bath Road, adjacent to the Lymington River. The property will be found a short way along on the left hand side, overlooking the park.

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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