

Greenacre

Wooden House Lane. Pilley, Lymington, SO41 5QU

SPENCERS
NEW FOREST


Greenacre

GREENACRE

WOODEN HOUSE LANE • PILLEY

This idyllic rural property on the edge of this popular New Forest village offers two beautifully presented separate residences set in 1.3 acres of glorious gardens including an adjoining three-quarter acre paddock with an array of outbuildings and a further three acre block of paddock land with direct Forest access. In all about 4.3 acres.

Main House - Ground Floor

Kitchen / Dining Room • Sitting Room • Prequel • Utility Room • Pantry • Shower Room

Main House - First Floor

Three Bedrooms • Family Bathroom

Timber Lodge

Kitchen / Dining / Sitting Room • Bedroom • Shower Room

Outbuildings

Garage & Workshop • Cider Barn • Field Shelter • Small Barn • Stables • Pig Sty • Log Store

£1,600,000

4 2 3





The Property

Greenacre and adjacent Timber Lodge are two beautifully presented properties which offer a huge degree of flexibility either as accommodation for a single family or allowing convenient yet separate multi-generational living.

Greenacre

This property was built in the 1860s, Greenacre is an exquisite traditional New Forest thatched cottage which has been painstakingly renovated and extended by the current owners. The property has been in the family ownership for over 70 years and only occupied by two families in its entire history. This is the first time the house has been on the open market.

Greenacre is approached over a pedestrian footbridge and through a pretty garden gate. There is a glazed porch beyond which is the front door which opens onto a dining hall with flagstone floor and beautiful period features including exposed brick; ceiling timbers and lime-plaster walls. There is a charming fireplace with a carved stone surround and stairs leading to the first floor. The separate sitting room has a dual aspect with windows overlooking both the front and side gardens. This room also has a flagstone floor and open fireplace. Running across the rear of the house is a modern single storey extension incorporating the kitchen / family room and utility room. The kitchen provides a range of fitted units with integrated appliances as well as a gas fired Aga. The family room has French windows opening onto a paved terrace which overlooks the garden. There is a downstairs shower room and toilet and a utility room with sink as well as space and plumbing for a washing machine and a back door.

Upstairs the main bedroom has a dual aspect and built in wardrobe cupboards. There are two further bedrooms and a family bathroom with a traditional bath with shower over.

Timber Lodge

Timber Lodge is a single storey dwelling and forms delightful residential accommodation either as a flexible living space adjacent to Greenacre or as a stand alone property ideal for extended family, guests, staff or providing rental income. The main living space is vaulted to roof height with charming exposed structural oak beams with views through large glazed doors to the attractive paddock land opposite. There is a generous sitting room complete with wood burning stove and a door to the rear patio garden. There is an adjoining kitchen / breakfast room with integrated appliances and a further bedroom area with space for a large double bed and built in wardrobe. There is also a shower room and separate boiler room.





FLOOR PLAN

Approx Gross Internal Areas

Main House: 141.4 sqm / 1522.5 sqft
Timber Lodge: 60.8 sqm / 654.2 sqft
Workshop/Garage: 30.6 sqm / 329.6 sqft
Outbuildings: 114.4 sqm / 1231.4 sqft

Total Approx Gross Area:
347.2 sqm / 3737.7 sqft



Illustration for identification purposes only; measurements are approximate, not to scale. FP USketch
Plan produced using PlanUp.


Greenacre
PLEASE
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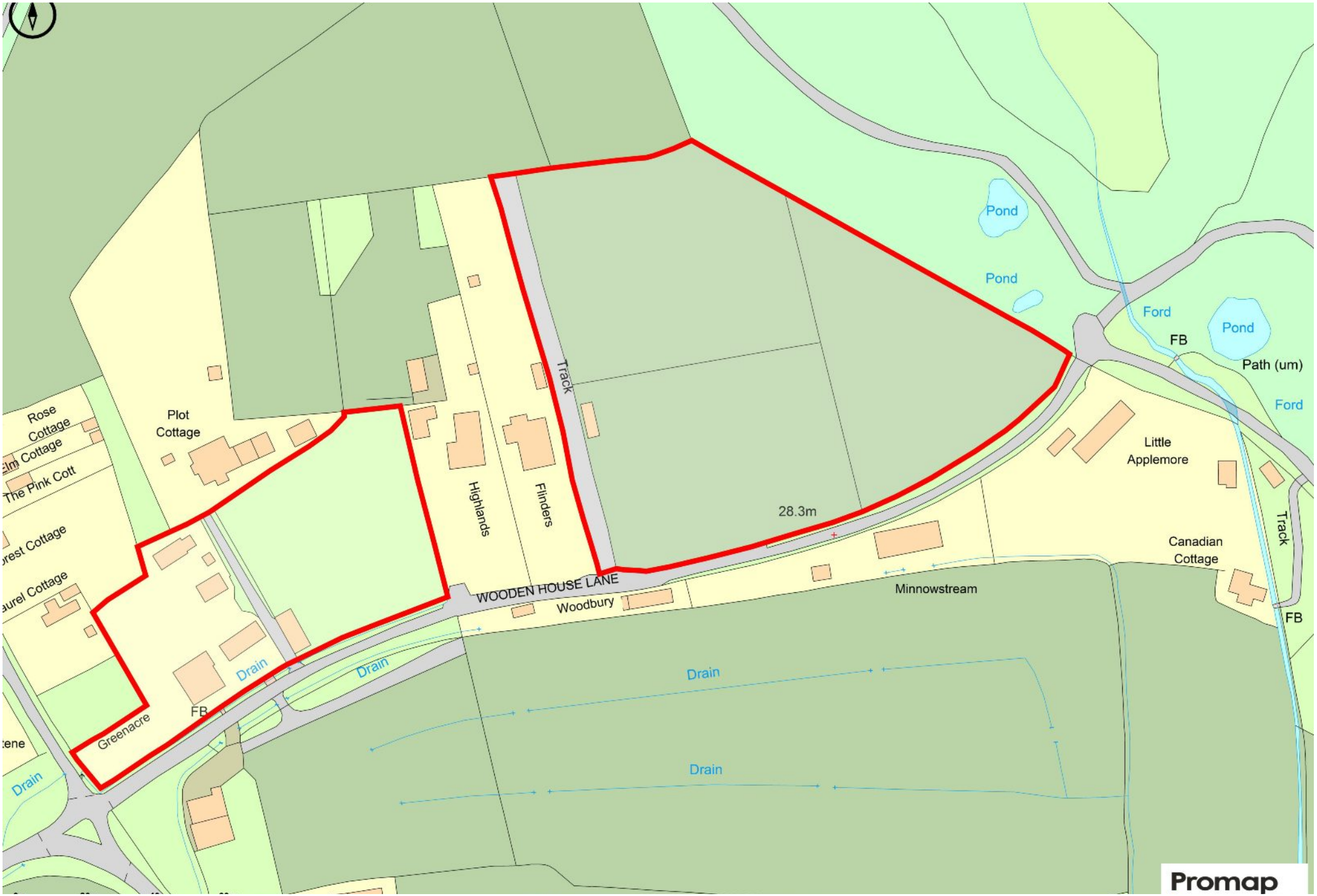











Pond
Pond
Pond
Ford
Ford
FB
Path (um)
Track
Rose Cottage
Plot Cottage
The Pink Cott
Highlands
Flinders
28.3m
Little Applemore
Canadian Cottage
Track
WOODEN HOUSE LANE
Woodbury
Minnowstream
FB
Drain
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Drain
Greenacre
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Promap









Greenacre occupies a charming position on the edge of the village with open fields opposite and surrounded on three sides by its own delightful gardens and grounds.

Grounds & Gardens

The gardens and grounds are a particular feature of the property and have been beautifully planned and maintained by the current owners. The principal formal gardens surround both Greenacre and Timber Lodge and are mostly laid to lawn with attractive terraces adjacent to both properties designed to take in this glorious setting. The gardens are bordered by mature hedges and trees and contain several outbuildings. There is a large, detached garage / workshop as well as a storage barn and stable block containing three loose boxes and a log store. There are also two generous parking areas adjacent to both the residential accommodation and the garage / workshop.

There is an adjoining paddock extending to three quarters of an acre where there is a further barn divided into a field shelter opening onto the paddock and a cider barn (complete with cider press) fronting onto the drive to the house.

Approximately 100 yards down the lane is access to a further block of land extending to 3 acres and divided into three individual paddocks with a traditional field shelter and mains water. These paddocks are exceptionally rare due to their unrivalled location fronting directly onto the open Forest making the outriding second to none.





The Situation

The area is entirely unspoilt being part of the New Forest National Park and the wide open spaces of the open Forest can be accessed from the end of the lane, just 300 yards away, making the property ideal as a base for outriding or daily dog walks and cycle rides. Pilley is a very popular and active village with a primary school, shop and reputedly the New Forest's oldest pub, the Fleur de Lys. Nearby Lymington (2.5 miles) offers a wide range of shops and restaurants along its attractive High Street which offers a weekly Saturday market. There are also a wide range of sailing clubs and marinas catering for the town's eminent reputation as a sailing centre. Direct trains to Waterloo are available at Brockenhurst (4.5 miles) and take just over an hour and a half.

Directions

From Lymington take the Beaulieu road east and pass through Portmore heading over the cattle grid and on to the open Forest. After about half a mile turn left at the crossroads towards Pilley. After approximately a quarter of a mile fork to the left and continue before following the road round a sharp right hand bend. After about 500 yards, turn right at the crossroads into Wooden House Lane. Greenacre will be found on the left after about 50 yards.

Services

Mains water, gas and electricity. Private drainage

Council Tax: Greenacre - Band F Timber Lodge - Band B

EPC: Greenacre - C Current: 73 Potential: 82
Timber Lodge - C Current:72 Potential: 87

Ultrafast Broadband with speeds of up to 1,000 Mbps is available at the property

Important Notice

Spencers of The New Forest 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, Hampshire, SO41 9AL
T: 01590 674222 **E:** lymington@spencersnewforest.com

www.spencersnewforest.com