

9 Ostlers Yard

High Street, Lymington, SO41 9AF

SPENCERS



9 OSTLERS YARD

LYMINGTON • HAMPSHIRE

A rare opportunity to acquire a unique Mews-style townhouse, ideally located moments from Lymington's charming Georgian High Street. Ostlers Yard is constructed within the yard of a former 17th Century coaching inn. Tucked away along a private lane with a cobbled courtyard, this spacious three-bedroom home is an ideal family home, featuring an integral garage and an attractive walled garden, offering flexible, contemporary living with all the conveniences of town life right on the doorstep.

Ground Floor

Entrance Hall with WC • Kitchen/Breakfast Room • Sitting/Dining Room • Study • Utility Room

Mezzanine

Flexible space for Study/Bedroom/Living Room

First Floor

Bedroom with En Suite • Further Bedroom • Shower Room

Second Floor

Bedroom with En Suite & Ample Storage

Garage & Walled Garden

£1,175,000

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PLEASE
LEAVE BY 9





The Property

The property, built by respected local developer Landford Homes in 2022, is built using handmade bricks and painted box sash windows under natural slate and handmade clay roof tiles. The property also benefits from the 6 remaining years of structural warranty.

The property offers the perfect combination of modern open-plan living and period charm, featuring Cat 6 cabling, a security alarm, underfloor heating, and high-specification kitchen and bathrooms, all set within a beautiful Georgian-style character property, whilst being highly efficient and cheap to run.

Upon entering, you are greeted by a stylish hallway featuring a staircase to the first floor, complete with oak newels and handrails paired with elegant glass balustrades. A door leads through to the striking open-plan kitchen, alongside a separate cloakroom.

The kitchen serves as the heart of the home, with full width and height L-shaped aluminium sliding doors opening to the rear garden - perfect for entertaining. Finished to a high specification, it features hand-painted ash cabinetry, quartz worktops, and a sociable breakfast bar. A full suite of Neff appliances includes a full-height fridge freezer, single oven, separated combi oven and microwave, induction hob with extractor, dishwasher, and wine fridge. Adjacent is a separate utility room providing additional storage, plumbing, and space for a washing machine and tumble dryer.

The dining area features a striking double-height ceiling and is flooded with natural light, flowing seamlessly into the spacious living room. This impressive space certainly has the wow factor and enjoys beautiful views over the stunning walled garden.

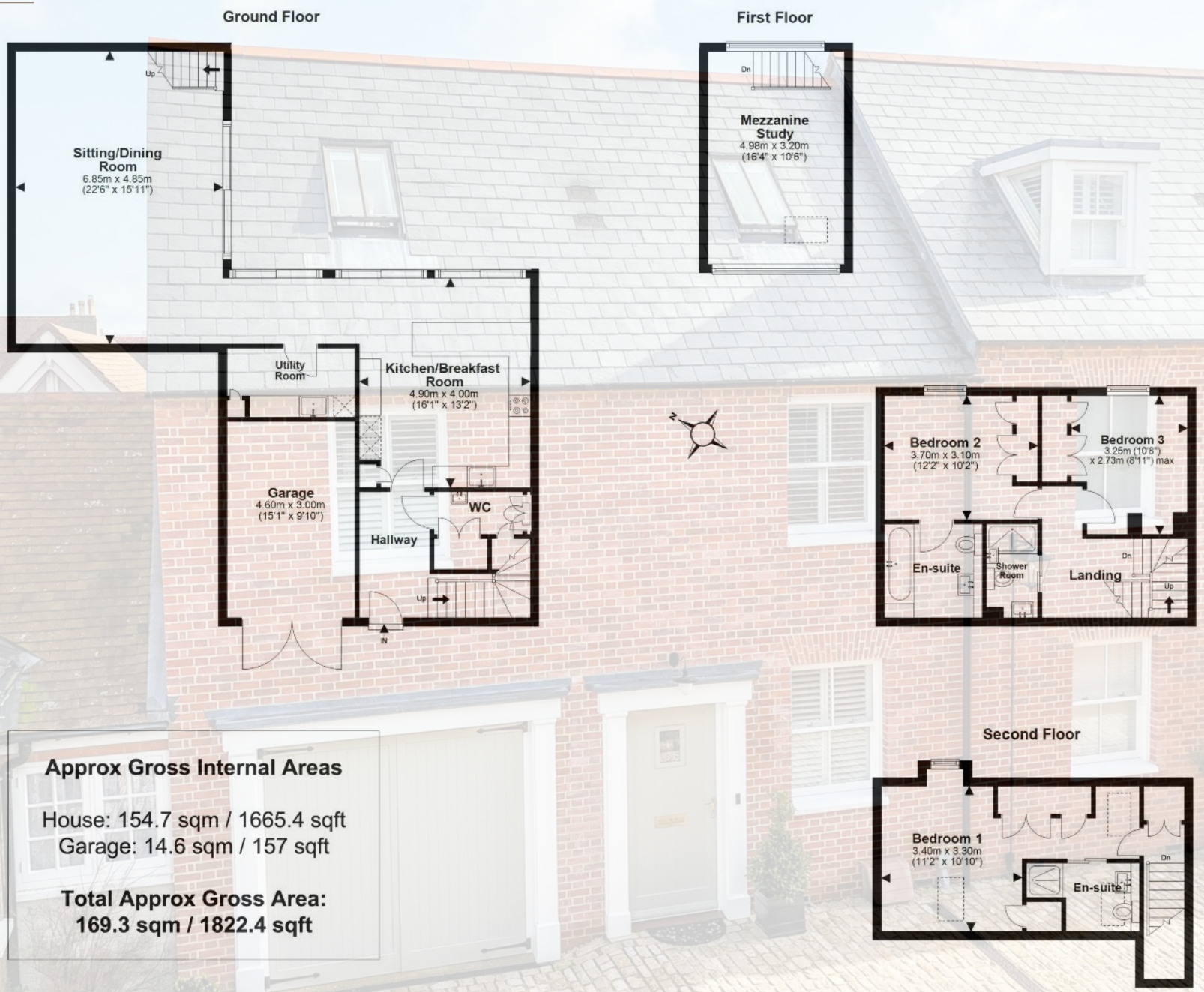
A secondary glass and oak staircase leads to a multi-functional mezzanine level, currently used as a bright and airy office space but could also be used as a bedroom or additional reception room.

The first floor offers two double bedrooms both fitted with wardrobes. The spacious double bedroom benefits from a high-quality en-suite bathroom. A second shower room is also located on this floor.

Stairs lead to the second floor, where the principal bedroom is located. This bright and airy room features fitted storage and an en-suite shower room complete with a vanity unit.



FLOOR PLAN



Approx Gross Internal Areas

House: 154.7 sqm / 1665.4 sqft
Garage: 14.6 sqm / 157 sqft

Total Approx Gross Area:
169.3 sqm / 1822.4 sqft

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


AMOUR













Far reaching views to the Solent and the Isle of Wight can be enjoyed from the mezzanine and principal bedroom

Grounds & Gardens

The walled garden has been beautifully landscaped to create a private oasis, featuring raised planters, paved areas, and external lighting - perfect for enjoying sunny evenings outdoors. The garden is a manageable size and includes rear pedestrian access leading to an alleyway that connects to the high street. An integral garage at the front of the property offers an electrically operated Heritage timber doors, a valuable parking space with a door through into the hallway.

The Situation

Situated on the south side of the high street moments from the famous “cobbles” in Lymington and is a short walk from the Station, Town Quay, deep water Marinas and Yacht Clubs. Lymington is famed for being a world renowned sailing location being situated on the river leading to The Solent and Isle of Wight. The Georgian market town is surrounded by the outstanding natural beauty of the New Forest National Park. To the north, are the New Forest villages of Brockenhurst and Lyndhurst and Junction 1 of the M27, which links to the M3 giving access to London. There is a rail branch line link to Brockenhurst main line Station (approx. 5.5 miles) which gives direct access (half hourly) to London Waterloo in 90 minutes.

Directions

The property is conveniently accessed from the High Street, approximately halfway down on the right-hand side, tucked away behind the shops in Ostlers Yard.





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

Services

Energy Performance Rating: B Current: 85 Potential: 94

Council Tax Band: E

Tenure: Freehold

Property Construction: Brick elevations & tile roof

Utilities: Mains gas, electric, water & drainage

Heating: Gas central heating, underfloor heating throughout the ground floor

Broadband: Ultrafast broadband with download speeds of up to 1,000 Mbps available at this property (Ofcom)

Garage: Yes

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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