

Old Coach House

Cannon Street, Lymington, SO41 9BR

SPENCERS



OLD COACH HOUSE

CANNON STREET • LYMINGTON

Nestled in the heart of Lymington, this extraordinary former coach house radiates sophistication. Completely refurbished by the current owners creating a magnificent south facing kitchen and living room with roof lantern and bi folding doors. The immaculate south-facing walled garden has a detached garden studio and outside kitchen. There is a secure gated driveway with parking for three vehicles. Inside, the house features three inviting bedrooms, three bathrooms, snug, office/ bedroom four and large utility/boot room.

Ground Floor

Kitchen/ Living Room • Sitting Room • Snug • Office/ Bedroom 4 • Shower Room • Utility Room

First Floor

Principal Bedroom with En Suite • Two Further Bedrooms, one with En Suite • Family Bathroom

Outside

Summerhouse • Store

£1,495,000

3/4 *2* *4*





The Property

A charming paved pathway leads to a welcoming canopy porch and front entrance, opening into a striking reception hallway. To the right, you'll find a well-appointed cloakroom/shower room featuring a stylish vanity unit, close-coupled WC, and shower cubicle. To the left, the hallway flows seamlessly into a stunning open-plan kitchen and living area. This bright and airy space is beautifully enhanced by full-width glazed doors that overlook the south-facing garden, flooding the room with natural light. The kitchen is both elegant and practical, offering generous storage with an array of cupboards and drawers topped with luxurious marble worktops. A classic Belfast sink with mixer taps, a traditional three-oven Aga with hotplates, and additional integrated appliances make this kitchen ideal for both everyday living and entertaining. A central island unit with further storage and a breakfast bar completes the space perfectly. Across the hall, an inviting snug provides a cosy retreat, while beyond lies a dedicated office/bedroom four and a well-equipped utility room. The utility includes built-in shelving, plumbing for a washing machine and tumble dryer, integrated units, and a secondary hob with an oven below.

Upstairs, a spacious landing leads to a walk-in shelved airing cupboard and is subtly lit by inset downlighters, creating a refined atmosphere. The principal bedroom is a serene sanctuary, featuring a circular bay window that offers tranquil garden views and bathes the room in natural light. This suite includes a luxurious en-suite bathroom with a freestanding bath, WC, and thoughtful lighting from inset downlighters, along with two radiators for year-round comfort. Bedroom Two is equally charming, complete with its own en-suite shower room. A walk-in shower with glazed screen and a striking silver-plated wash hand basin on a decorative table stand add unique character to the space. Bedroom Three offers great flexibility and style, featuring a double-door wardrobe and a radiator for comfort. The family bathroom, accessible from both the landing and the master suite, adds further convenience. A separate cloakroom with WC and wash hand basin adds to the functionality of this exceptional home.









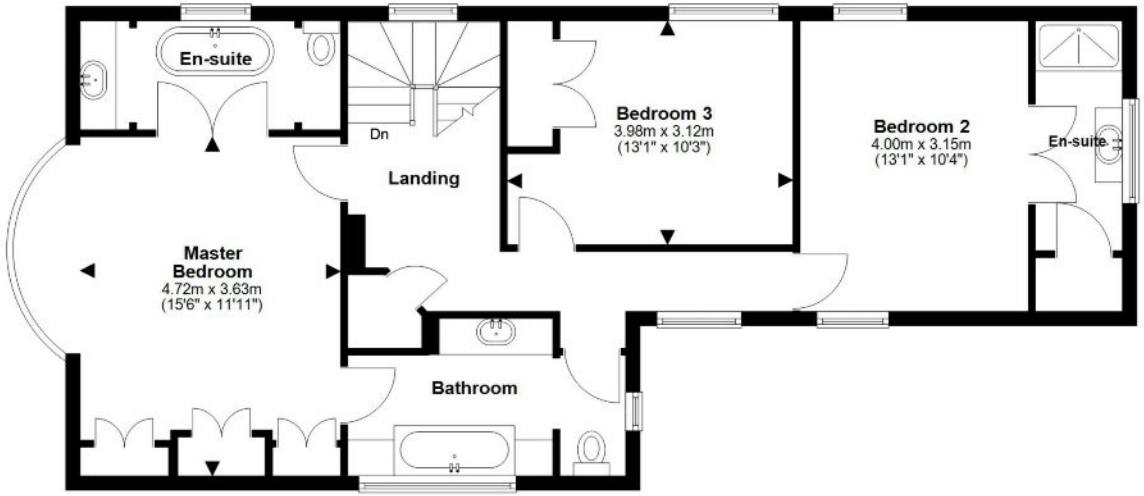


FLOOR PLAN

Ground Floor



First Floor



Approx Gross Internal Areas

House: 165.9 sqm / 1785.9 sqft
Outbuilding: 27.7 sqm / 297.9 sqft

Total Approx Gross Area:
193.6 sqm / 2083.8 sqft

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















Grounds & Gardens

The property is situated in a remarkably secure area, featuring an entrance with an electric gate that leads to a driveway shared with only two other properties. The property offers the advantage of three parking spaces with two on the driveway and a third under a carport adjacent to the front door. The beautifully landscaped rear garden benefits from a southerly orientation and is enclosed by walls on all sides providing a sense of privacy that is unexpected in a property benefiting from such a convenient location close to the town centre. At the far end of the garden lies an exceptional garden room, thoughtfully designed and beautifully decorated to offer the highest levels of comfort for both entertaining and relaxation. Fully equipped with power, lighting, and TV connectivity, it serves perfectly as a summer sitting room or al fresco dining space. Adjacent to this inviting retreat is a dedicated garden kitchen area, complete with an integrated barbecue and sink—ideal for outdoor cooking and hosting. A paved dining terrace extends the entertaining space, providing a seamless blend of indoor-outdoor living. To the side, a practical outdoor store offers additional storage for garden essentials.

The Situation

Quietly tucked away in a highly sought after town centre location with easy access to the High Street and Quay, this stunning property is within a few minutes walk of Lymington's Georgian High Street with it's excellent range of shops, restaurants and cafes. Lymington railway station is also within easy walking distance and serves Brockenhurst mainline station from where you can connect to London Waterloo in under 1hr 40m.

Directions

From our office in the High Street, proceed down the High Street and turn left into New Street. Take the next right into Cannon Street and the entrance to the gated and walled driveway will be seen on the right hand side.





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

Services

Tenure: Freehold
Council Tax - F
EPC - D Current: 65 Potential: 80
Property Construction: Brick elevations with slate roof
Utilities: Mains gas, electric, water and drainage
Heating: Gas central heating
Broadband: Superfast broadband with speeds of up to 70mbps is available at this property.
Electric Vehicle (EV) Charging Point: Yes
Conservation Area: Lymington
Parking: Private driveway

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:

74 High Street, Lymington, Hampshire, SO41 9AL
T: 01590 674222 **E:** lymington@spencersproperty.co.uk

www.spencersproperty.co.uk