

Culverley Old Farm House

Lyndhurst Road, Beaulieu, Brockenhurst SO42 7YP

SPENCERS
NEW FOREST

CULVERLEY OLD FARM HOUSE

BEAULIEU • BROCKENHURST

Culverley Old Farm House is a rare and highly individual country equestrian residence, offering substantial accommodation, extensive grounds a tennis court, three stables and a range of outbuildings in one of the New Forest's most desirable and historic locations. The property presents an exceptional opportunity to acquire a private, estate-style home of genuine heritage appeal, enjoying remarkable peace, privacy and seclusion.

Believed to date back approximately 250–280 years, the house is rich in character and history, having remained in the same family ownership for around 48 years and not offered to the open market for over six decades. With the benefit of a separate cottage, generous grounds and a wonderfully secluded rural setting, Culverley Old Farm House represents a truly rare opportunity to secure a country property of notable provenance, seclusion and privacy.

£1,600,000

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The main house provides approximately 3,330 sq ft of well-proportioned accommodation arranged over two floors. This is complemented by a self-contained three-bedroom Cottage of approximately 1,013 sq ft, together with a collection of traditional outbuildings and stables extending to approximately 1,258 sq ft. In total, the buildings amount to around 5,601 sq ft and are set within approximately five acres of land.

The Property

The ground floor is rich in period charm and offers a wonderful sequence of well-proportioned reception rooms, perfectly suited to both everyday family life and more formal entertaining. These include an elegant formal dining room, a gracious drawing room with a striking south facing bow window that floods the room with natural light, which opens into a comfortable morning room. Together, the rooms flow beautifully while retaining a strong sense of character and individuality.

At the heart of the house lies the kitchen/breakfast room, extended in the 1990s to create a warm and welcoming hub for the home. Centred around an oil-fired Aga, the kitchen combines traditional country style with generous space for informal dining, making it ideal for family gatherings and entertaining alike. Additional ground-floor accommodation includes a study, a practical utility room, and a welcoming hall, all enhancing the functionality of the house without compromising its period appeal.

The first floor provides four well-appointed bedrooms, arranged to offer both comfort and flexibility. The principal bedroom benefits from a dedicated dressing room and en suite facilities, creating a private and restful retreat. The remaining bedrooms are served by additional bathrooms and enjoy pleasing proportions, with views over the surrounding grounds. Throughout the house, the layout has been thoughtfully maintained to suit modern family living while preserving the charm, atmosphere and architectural integrity expected of a property of this age.





















The Cottage

The well-appointed detached cottage offers versatile and generously proportioned accommodation, comprising three bedrooms, two bathrooms, a kitchen and sitting room. Ideal for multi-generational living, guest accommodation or ancillary use (subject to the necessary consents) and benefits from its own independent services, providing privacy, flexibility and excellent lifestyle potential.

Additional Information

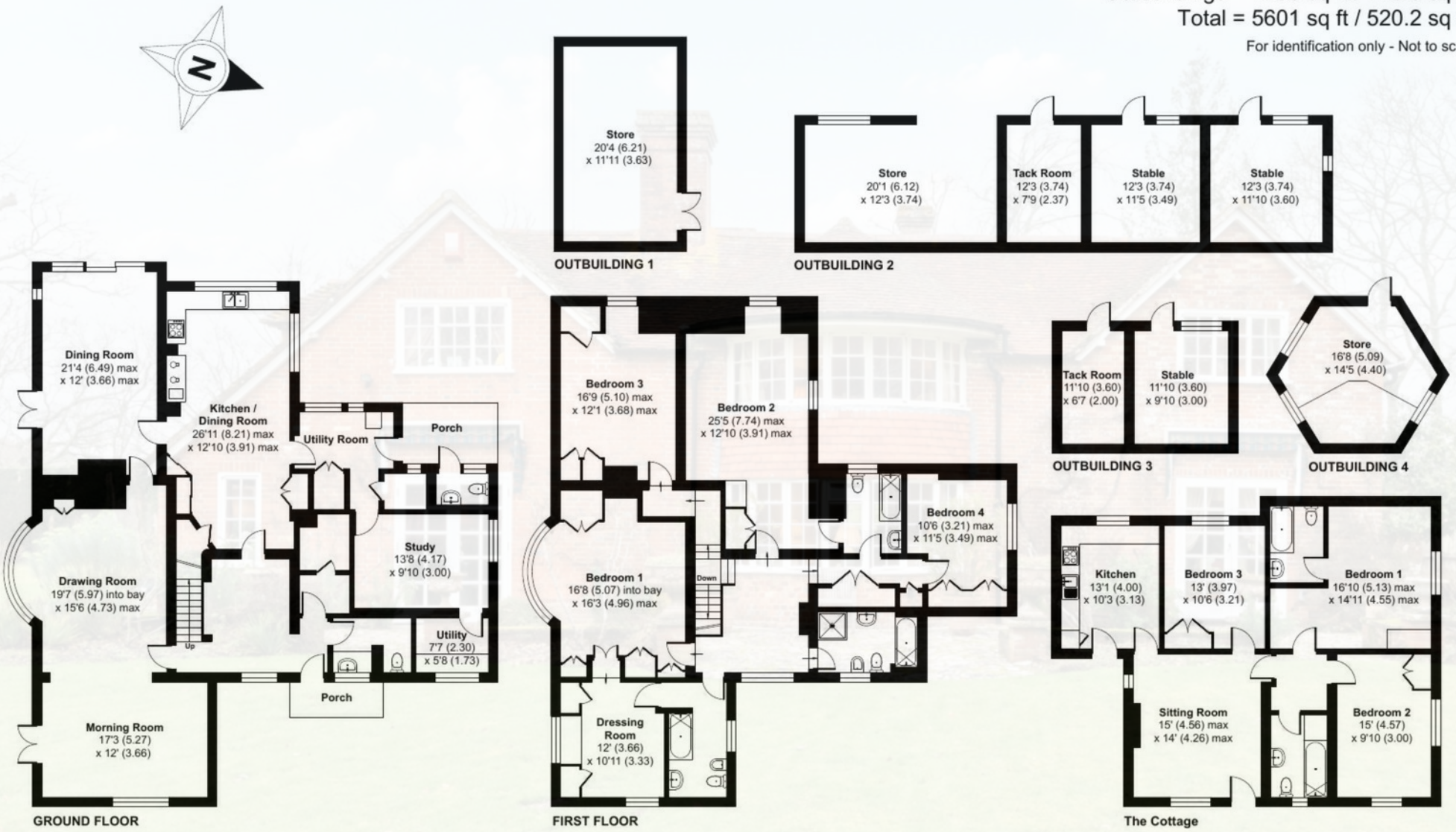
Tenure: Freehold

Services: Mains water and electric
Drainage: Private drainage
Heating: Oil
Energy Performance Rating: F C urrent: 33F Potential: 54E
Council Tax Band: G

Broadband: Standard broadband with speeds of 7 Mbps is available at the property (Ofcom)
Mobile Coverage: No known issues, please contact your provider for further clarity

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Approximate Area = 3330 sq ft / 309.3 sq m
The Cottage = 1013 sq ft / 94.1 sq m
Outbuildings = 1258 sq ft / 116.8 sq m
Total = 5601 sq ft / 520.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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Grounds & Gardens

The property is approached by a long sweeping driveway and is set within approximately five acres of beautifully varied grounds, offering level of privacy, scale and natural seclusion. The gardens immediately surrounding the house are predominantly laid to lawn and interspersed with mature trees and established planting, creating a tranquil and sheltered setting. Beyond, the land opens out into gently undulating paddocks and open areas, ideally suited to equestrian use or informal leisure, all framed by attractive boundary planting. The grounds are further complemented by a range of traditional outbuildings, tennis court, three stables, two tack rooms and hay stores enhancing the property's versatility and reinforcing its appeal as a rare country retreat in this highly sought-after location.

Setting

Heading out of Beaulieu and into the ancient and untouched New Forest for a few miles, you turn up a discrete forest track, meander through old oak trees and grazing ponies. This track leads to the property's private driveway which starts with a gated cattle grid and riding gate. Continuing up the long drive, an air of suspense, excitement and exclusivity sets in as you pass through a steel security gate and weave through hedges until you arrive and are greeted by the house for the first time.

Culverley Old Farm House and Cottage are surrounded by approximately 5 acres of their own gardens and grounds, which is then surrounded by private farmland, thus not overlooked nor overlooking any other property. The farmland, in turn is surrounded by The New Forest National Park. The property boasts direct access onto the Forest along with Forestry Rights. Viewing by appointment only.





The Situation

Beaulieu is one of the New Forest's most attractive and historic villages with its picturesque high street with a range of boutiques and cafes as well as a pub and restaurant. The Beaulieu River flows through the village and offers many opportunities for sailing and other watersports. The excellent local Beaulieu River Sailing Club and the Beaulieu Cricket Club are nearby. There is excellent schooling locally with primary age educations catered for by the village school. Walhampton prep school lies between Beaulieu and Lymington with independent education up to the age of 16 at Ballard School (New Milton) and Embley (Romsey). The open Forest surrounds the village offering wider walks and cycle rides. There are mainline railway stations at Brockenhurst and Southampton Airport Parkway which provide direct services to London Waterloo in 1h 40m and 1h 10m respectively. The nearby market town of Lymington has a wider range of shops as well as excellent sailing clubs and marinas.

Property Video Tour

Please scan qr code to watch our video tour.

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:

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