



Estate Yard House

High Street, Beaulieu, Brockenhurst, SO42 7YB



S P E N C E R S





ESTATE YARD HOUSE

HIGH STREET • BEAULIEU

This beautiful Grade II listed house is enviably positioned on Beaulieu's historic and exquisite high street where properties are rarely available to purchase. The house is exceptionally well presented and has elegantly proportioned rooms retaining many atmospheric original features including exposed beams and casement windows. With accommodation over three floors the house has a charming walled garden and separate courtyard as well as its own garage.

Ground Floor

Entrance Hall • Kitchen / Dining / Living Room • Sitting Room • Utility Room • Pantry • Cloakroom

First Floor

Principal Bedroom with Freestanding Roll Top Bath • Bedroom Two with En Suite Bathroom with Separate Shower • Bedroom Three • Shower Room • Family Bathroom

Second Floor

Bedroom Four • Plant Room

Outside

Garage with Storage Room above

£1,950,000



4



2



3



The Property

Estate Yard House is a stunningly attractive property. With its elegant, yet restrained Georgian architecture dating from C1760, with a later Victorian front wing, it sits in a delightful position at the top of Beaulieu High Street. The house has brick elevations under a tiled roof and is Grade II Listed. The front door opens into a bright entrance hall, with original feature fireplace, French limestone flooring and a large cupboard for coats and boots, as well as a door to the downstairs wc. The formal sitting room overlooks the garden and has French windows opening to outside. There is a working fireplace which adds to the character of the room, which is reflected in its high ceiling and triple aspect widows. This room links to the Family Snug / Dining Room, with solid oak flooring, original beams and an inglenook fireplace housing a woodburner. This pretty room further leads to the Kitchen with a four oven, fully digital Aga, also in an inglenook fireplace, with exposed brickwork. Bespoke deVol haberdasher's glazed cabinet and further base units in turn link to the pantry and utility area, with solid brass sinks and clever storage. From here a glazed door opens to a charming south facing walled courtyard, the perfect spot for a morning coffee.

On the first floor, is the main bedroom, which has a triple aspect with glorious views over the garden towards Palace House in the distance and a luxurious cast iron roll top bath positioned in front of the Victorian open fireplace, with a fitted double and triple wardrobe and shoe cupboard. Adjacent to the main bedroom is the impressive and contemporary bathroom suite with an open fireplace, twin wash hand basins, separate shower, wc and bidet. The second double bedroom has a delightful garden view plus a range of fitted wardrobes and a freestanding shower, as well as an en-suite bathroom with a feature bath, wash hand basin and wc. Bedroom three is also a double sized room positioned opposite the family shower room. On the second floor is an airy attic bedroom, off which is a large storage area. There is also a further substantial loft plant / storage room.









FLOOR PLAN

High Street, Beaulieu, Brockenhurst, SO42

Approximate Area = 2338 sq ft / 217.2 sq m

Limited Use Area(s) = 42 sq ft / 3.9 sq m

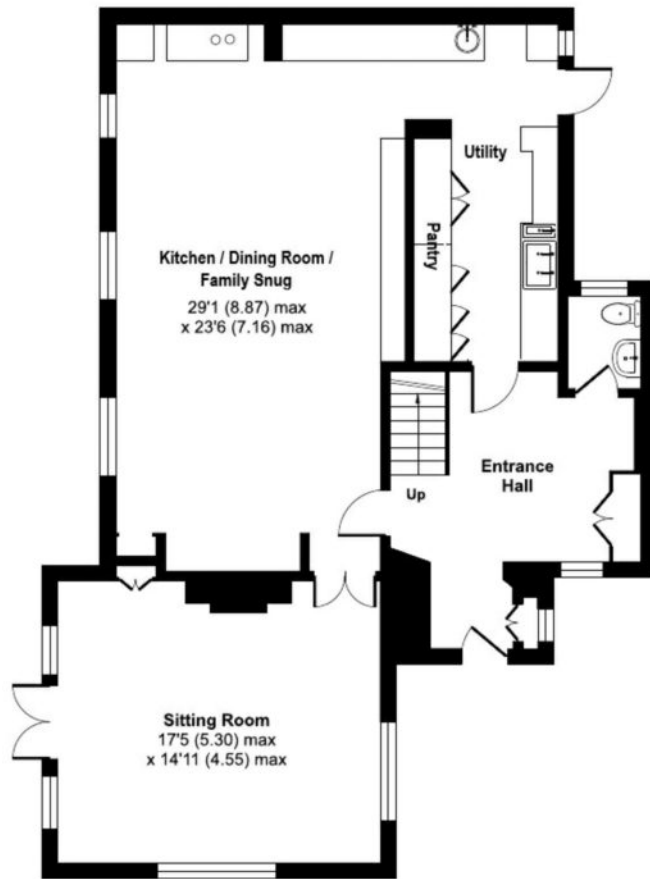
Garage = 262 sq ft / 24.3 sq m

Total = 2642 sq ft / 245.4 sq m

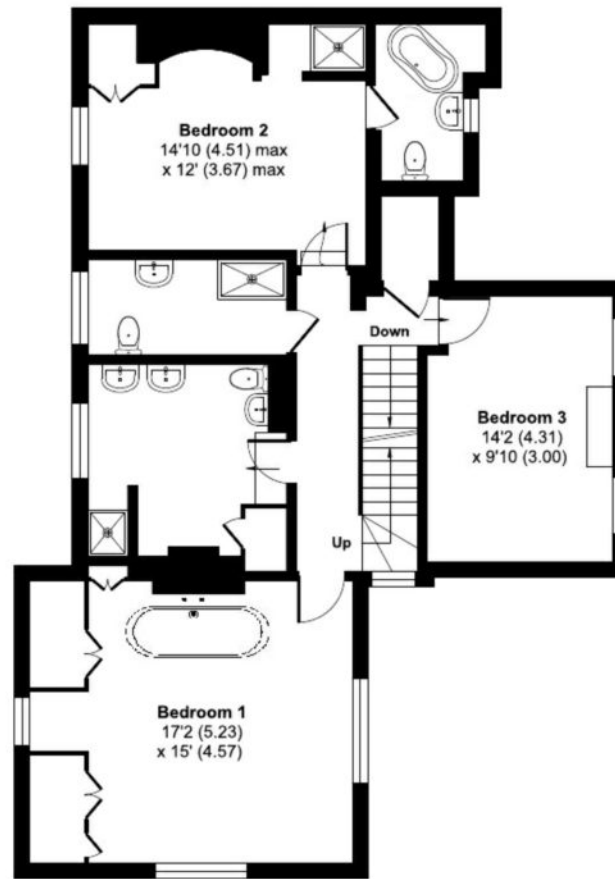
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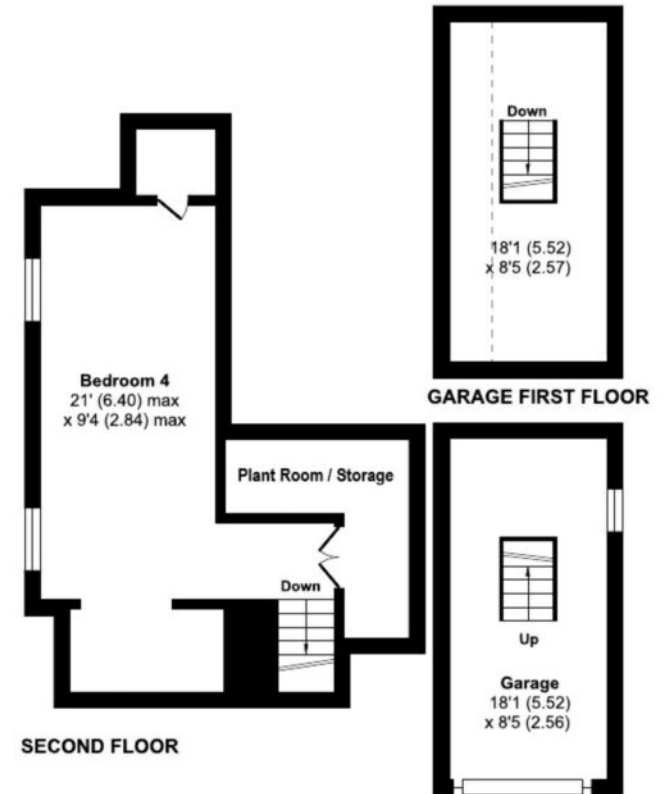
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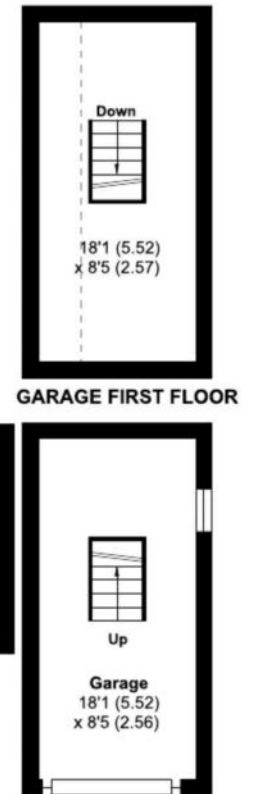
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



GARAGE GROUND FLOOR

GARAGE FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Spencers of the New Forest Ltd. REF: 1345998





Adjacent to the house is a single garage.

Grounds & Gardens

The house is approached through a wrought iron gate leading to a delightful walled, cottage garden, with a brick path leading to both the formal garden and the front door. The walled garden is laid to lawn with mature flower and vegetable beds at the borders. There is also a small, attractive courtyard garden on the south side of the house that is reached via the kitchen.

To the side of the property is a gravel driveway, providing off road parking for several cars and access to the garage with roof storage space. The property has the additional benefit of having two allocated parking spaces in the Residents Only car park adjacent to the property.









The historic village of Beaulieu is remarkably unspoilt and has been at the heart of the Beaulieu Estate for generations.

The Situation

Beaulieu's quintessential high street is a delight and contains many Listed buildings and a mix of houses, cottages, cafes and shops. The Montagu Arms is an excellent public house also offering accommodation and fine dining. The village is within the New Forest National Park and surrounded by unspoilt countryside offering countless walks and cycle rides. The Beaulieu River flows through the village and there are excellent sailing facilities at Bucklers Hard. The market town of Lymington lies approximately 6 miles away and offers a wider range of shops and facilities. Direct trains to London Waterloo run from Brockenhurst (6 miles) and Southampton Airport Parkway (17 miles) taking approximately 1h 40m and 1h 10m respectively.

Directions

From Lymington take the B3054 north east towards Beaulieu. Cross the river and bear left following the road past Walhampton School. Cross Beaulieu Heath and on reaching Hatchet Pond turn right at the T-Junction towards Beaulieu. Continue for about a mile before turning right following signs for Beaulieu Village. Continue into the village and turn right onto the High Street just before the Montagu Arms hotel. The property will be found towards the end of the High Street on the left hand side.



Additional Information

Property Type: Semi-detached

Tenure: Freehold

Council Tax: F

EPC: Grade II Listed

Property Construction: Brick elevations & tile roof

Utilities: Mains electricity, water and drainage. There is no mains gas supply.

Heating: Gas central heating via a sunken LPG tank

Broadband: FFTP - Fibre to the property directly. Ultrafast broadband with download speeds of up to 1800 mbps available at this property (ofcom)

Conservation Area: Beaulieu

Easements: The driveway has pedestrian access to neighbouring property

Parking: Private driveway & garage, plus two parking permits for the residents only car park.



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 fittings, 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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