



Teelings

South Baddesley, Lymington, SO41 5RP



SPENCERS





TEELINGS

SOUTH BADDESLEY • LYMINGTON

An imposing country house, steeped with character set in an idyllic position which affords views over open countryside and the protected farmland of the Pylewell Estate. The four/five bedroom property occupies a stunning garden plot with a separate detached one bedroom cottage, ideal for guest accommodation.

Teelings Ground Floor

Reception Hall • Kitchen / Dining Room • Sitting Room • Library • Conservatory • Shower Room • Utility • Cloakroom

Teelings First Floor

Bedroom One with En Suite • Three Further Bedrooms • Cloakroom

Teelings Cottage

Kitchen • Sitting Room • Bedroom • Shower Room

Outbuildings

Double Garage with Storage Room Above • Stable

£1,395,000

 4  3  3 *Plus separate cottage*



The Property

On entering the property there is an impressive reception hallway with flagstone flooring, an open fireplace and exposed ceiling timbers. The hallway acts as the central hub of the property and allows for access to all the principal rooms and is where the stairs rise to the first floor. The drawing room has characterful dual aspect windows to the front and the rear elevations and an exposed brick fireplace. A further door leads to another stunning large reception room with double doors and windows to the garden and fitted with an air conditioning unit. This room could also be utilised as a ground floor bedroom suite as there is an adjacent and generous shower room with hand basin and WC. To the rear of the hallway there is a wonderfully bright garden room with glazed doors leading to the garden. The farmhouse style kitchen has flagstone floor and an Aga. There is a range of fitted cupboards and appliances. There is tremendous character to this room with exposed timberwork and it is open to the generous dining room with several

windows to the southerly aspect. All of the rooms enjoy a view over the rear garden and fields beyond and unusually for a house of this age, light streams through the windows and creates a wonderfully bright home. Next to the kitchen is a very useful boot room with a utility area, sink and plumbing for the laundry and a door to a cloakroom. In this beautiful rural environment the room proves ideal for dealing with muddy children, wet dogs and riding boots.

The first floor landing is generous with room for a study area. The accommodation is arranged with four bedrooms and includes the principal bedroom suite with ensuite shower room. All enjoy stunning views of the surrounding countryside. The current arrangement of rooms include a family cloakroom with ample space to add a shower or bath.





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THE HISTORY OF THE COLLIERS





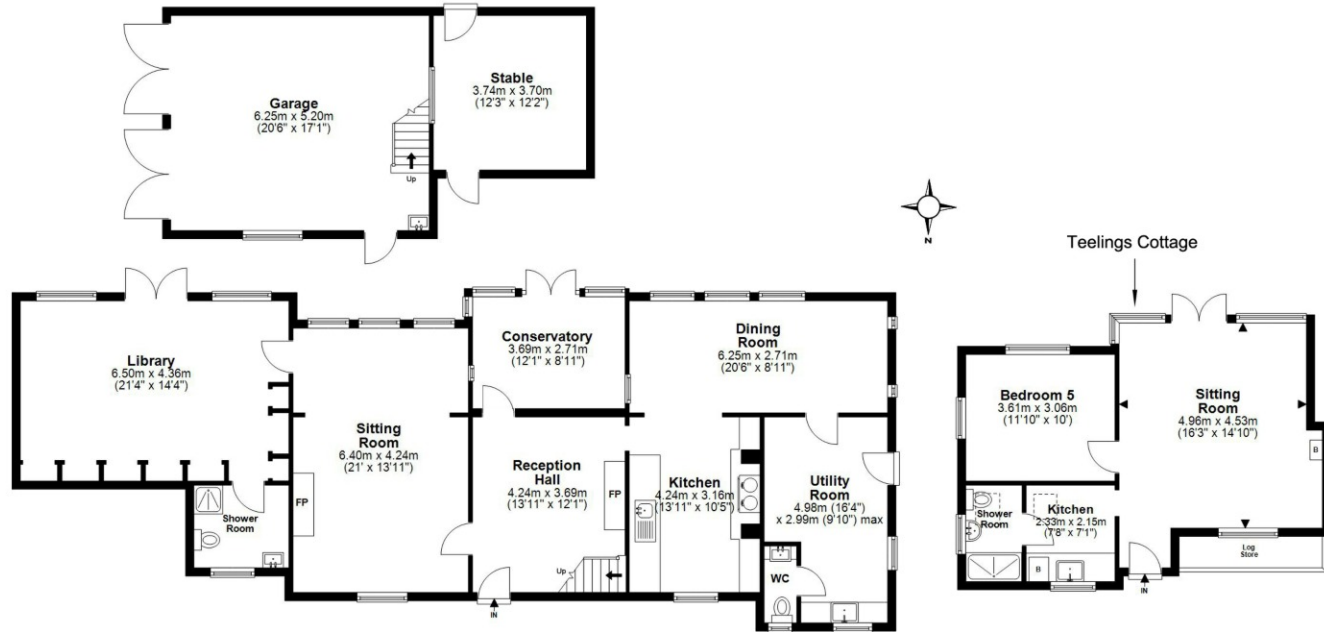




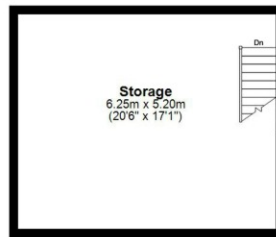


FLOOR PLAN

Ground Floor showing Main House, Garage & Cottage



First Floor of Main House & Garage



Approx Gross Internal Areas

Main House: 206.9 sqm / 2226.2 sqft
 Conservatory: 10.8 sqm / 116.7 sqft
 Cottage: 45 sqm / 484 sqft
 Garage Block: 79.2 sqm / 853.3 sqft

**Total Approx Gross Area:
 341.9 sqm / 3680.2 sqft**

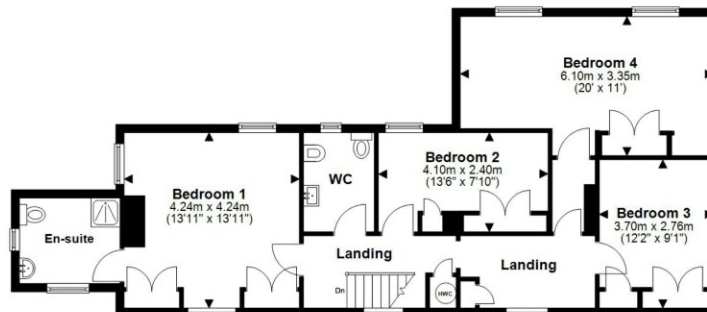


Illustration for identification purposes only, measurements are approximate, not to scale. www.fpusketch.co.uk
 Plan produced using PlanUp.



Teelings Cottage

The detached cottage, positioned next to the main house, provides superb one double bedroom accommodation and would be ideal guest accommodation. The warmth and characterful nature of the main house is continued in the cottage with a plethora of vaulted ceilings and exposed floor timbers. There is a large sitting room with glazed doors to the garden, a Clear-View log burning stove, a generous double bedroom, a fitted kitchen area and a wet room with WC and handbasin.



The Situation

The property is situated in the highly sought after hamlet of South Baddesley. The schooling is considered locally as being excellent and there is also a Montessori school within the same catchment. The positioning allows for enjoyment and use of both the open Forest and Coast making it ideal for equestrian pursuits or boating. Whilst the property is set in a rural environment the property is situated within close proximity of the Georgian market town of Lymington, with its cosmopolitan shopping and picturesque harbour, together with two Marinas and Sailing Clubs for which the town has gained its status as a world renowned sailing resort. There is a branch line train link (5.5miles) to Brockenhurst Railway Station which provides a half hourly service to London Waterloo with a journey time of approximately 90 minutes.





Grounds & Gardens

To the front of the property there are two off street parking areas which will allow for several vehicles to be parked. There is also a detached barn style double garage with ample secure parking behind a five bar gate and ideal storage for boats etc. The barn has an internal staircase to ample storage above and a work shop area and field shelter/store outside and to the rear. There may be the opportunity to rent paddock land from the Pylewell Estate. Subject to an amicable agreement we understand there may be an opportunity for this to continue.

The gardens are truly magnificent being mainly laid to lawn. A winding block paved pathway leads from the house to the barn and there is a recessed patio which provides a lovely entertaining area. There is a greenhouse in good condition and a watering system to areas of the grounds. The surrounding countryside provides a feeling of space and we understand the grounds extend to approximately 2/3 acre.



Directions

From our office in Lymington, proceed down the High Street and on reaching the bottom turn left into Gosport Street. At the roundabout, take the second exit onto Bridge Road bear right onto Undershore Road. Follow the road all the way until you see South Baddesley school on the left. Turn left just before the School. Continue along the lane and take the first turning on the left where the property can be found on the left hand side.



Additional Information

Tenure: Freehold

Council Tax: G

Main House EPC: E Current: 50 Potential: 69

Teelings Cottage EPC: F Current: 24 Potential: 74

Property Construction: Standard construction

Utilities: Mains electricity and water. The property also benefits from Solar PV Panels. Private drainage via septic tank which the property has sole use of. The tank is located within the boundary of the property. There is no mains gas supply.

Heating: Oil

Broadband: ADSL Copper-based phone landline. Standard broadband with download speeds of up to 23 mbps available at this property (ofcom)

Mobile Signal: Please be aware that mobile network coverage in this area may vary.

Conservation Area: Forest South East. The property is within the New Forest National Park

Parking: Private driveway & garage



Important Information

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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