



Hollybush Farmhouse

Lymington Road, Brockenhurst, SO42 7UF

SPENCERS
NEW FOREST





HOLLYBUSH FARMHOUSE

LYMINGTON ROAD • BROCKENHURST

A quintessential New Forest farmhouse thought to date back to 1730 with later extensions added circa 1950's. The property was originally the farmhouse for the Morant Estate and vineyard owned by the late Lord Morant and given to his daughter as a wedding present in the 1920's. The property has since had two further renowned owners and was separated from the vineyard some years ago. Bought by the current owners approximately 20 years ago, the property has been upgraded in recently times and extended to offer very versatile accommodation. The property is currently used as a successful holiday cottage and offers the potential to derive a substantial income if required whilst making a highly desirable family home.

Set back from the road, the property is tucked away in beautiful grounds approaching 1.7 acres and backing onto Setley Vineyards whilst still within walking distance of The Filly Inn public house and easy access to the mainline train station at Brockenhurst and down to the coast at Lymington. The property provides for glorious walks within Roydon Woods and out to Boldre via a bridle way.

£1,600,000



8



7



4





The Property

Many of the original features have been retained including beamed high ceilings and quarry tiled floors. The pretty covered porch leads into the reception hallway with original open fireplace and with an inset 'game smoking' shelf. The room opens to the snug with Victorian fireplace leading in turn into the study and through to the breakfast area.

The farmhouse style kitchen has a range of wooden storage units, incorporating a double butler sink. There is a built in dresser and a pantry cupboard. The range cooker is inset into an exposed brick surround with mantle. The rear lobby has a door to the garden and to the cloakroom and leads into the inner hall where stairs rise to the first floor.

The spacious sitting room incorporates a dining area and has a wood burning stove with marble fire surround. There is a range of fitted shelving and a glazed door leads to the garden room with views from here across the grounds.



To the first floor there are five bedrooms. The principal bedroom has a Victorian fireplace, a wash hand basin and fitted cupboards with three further double bedrooms and one good sized single room, each enjoy beautiful views over the gardens and are served by the family bathroom with a bath, WC and hand basin. A further w/c completes the first floor.

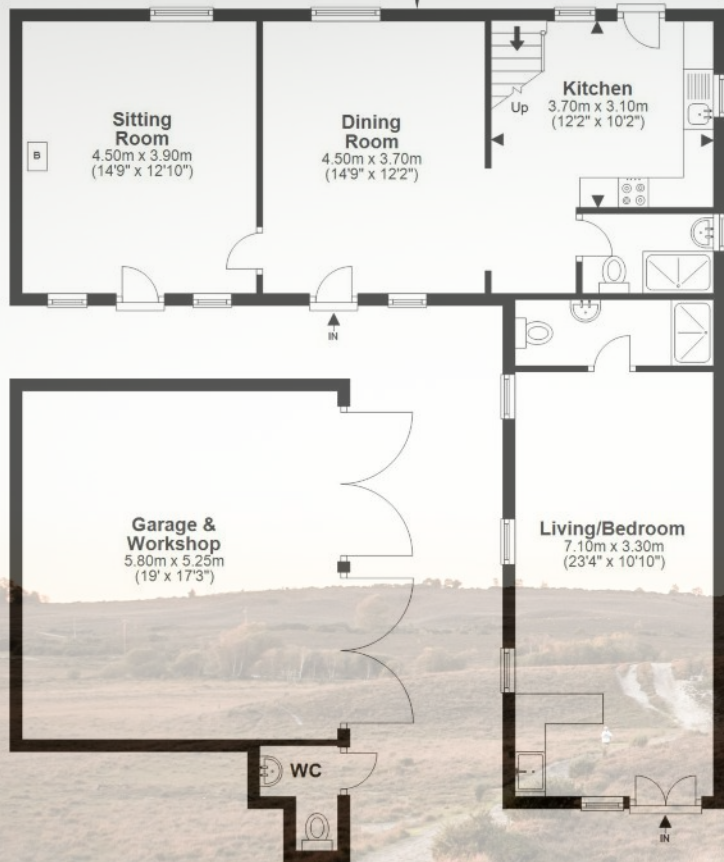
The Barn Annexe

Currently utilised as ancillary accommodation offering well presented self contained accommodation including a fitted kitchen, with oak stairs leading up to the first floor. The rest of the ground floor offers a central dining room and a generous sitting room to one side with woodburning stove.

There is a shower room to this floor whilst the first floor offers two good sized rooms which are used two bedrooms but could be utilised as a one bedroom suite with dressing room and a supporting bathroom.

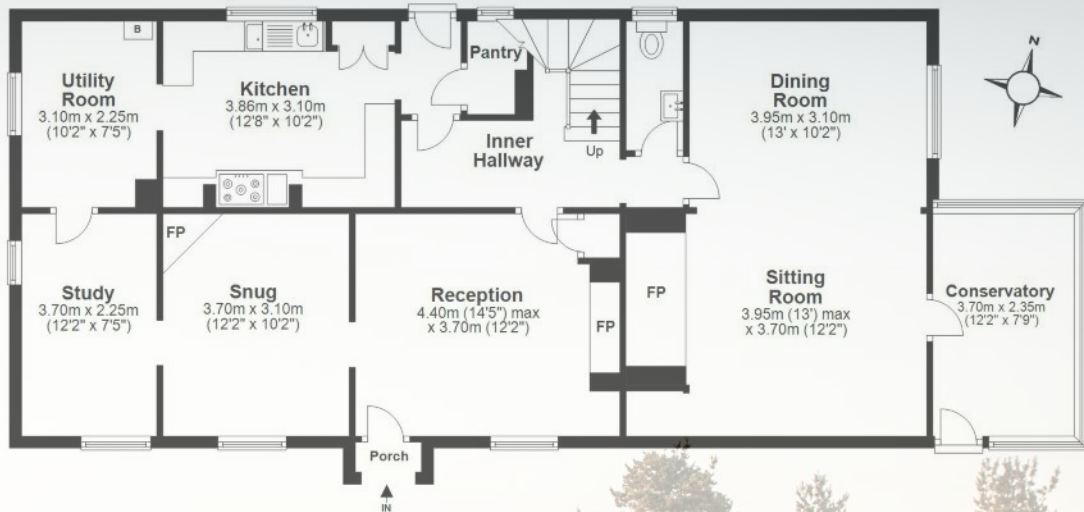


The Barn



Farmhouse

Ground Floor



← The Piggery

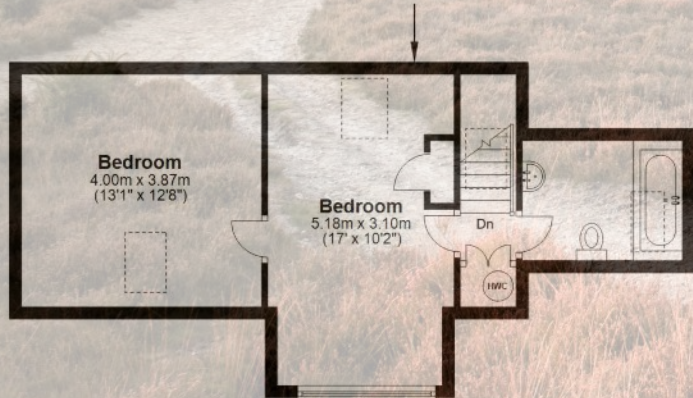
Floor Plan

Approx Gross Internal Areas

House: 201.1 sqm / 2164.4 sqft
 The Barn: 92.8 sqm / 998.8 sqft
 The Piggery: 27.6 sqm / 297.0 sqft
 Garage & Workshop: 32.3 sqm / 347.6 sqft

**Total Approx Gross Area:
353.8 sqm / 3807.8 sqft**

The Barn



First Floor

Farmhouse

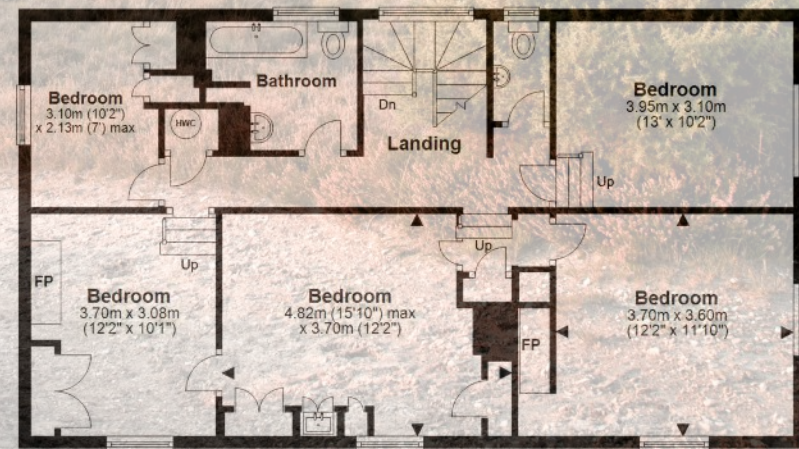


Illustration for identification purposes only; measurements are approximate, not to scale. FP USketch Plan produced using PlanUp.







The Piggery

A further very useful and stylish self-contained unit used for holiday letting with a kitchen and bedroom/living area.

Garage/Workshop

An attractive oak framed building completes this courtyard arrangement of outbuildings and offers garaging for two cars and space for a workshop. Outside there is additional parking for the ancillary accommodation.

Grounds & Gardens

The grounds are a delight, extending to approximately 1.7 acres with mature boundaries of mixed indigenous trees and shrubs. Surrounded by vineyards formerly in the ownership of the farmhouse and now part of Setley Ridge Vineyard.

A sweeping gravel drive passes through the gardens mainly laid to lawn and interspersed with fruit trees and mixed beds of perennial flowering planting. The driveway culminates in a large turning and parking courtyard in front of the recently replaced oak framed timber garage building, converted coach house and piggery.

Agents Note

The property benefits from some grazing rights including rights of pannage and grazing.



Holly Bush Farm

Track

43.9m

43.9m

Forest Cottage

Hops House

Pond

0m 20m 40m 60m



Directions

From our office in Brockenhurst turn left and proceed to the end of Brookley Road. Turn right at the end of the road and pass over the level crossing. Proceed along the Lymington Road for approximately 0.5 miles taking the turning on the left signposted to The Pig Brewery. Take the immediate left leading onto the private sweeping driveway to the property.

Additional Information

Tenure: Freehold

Mains gas, electric and water

Private drainage - One septic tank for the main house and one for the ancillary accommodation

Fibre broadband

Energy Performance Rating: E Current: 42 Potential: 81

The Situation

The property enjoys an idyllic location, situated at the end of a private sweeping driveway leading from the road between Brockenhurst and Lymington. The village of Brockenhurst lies approximately 1.5 miles away and benefits from a mainline station with direct access to London Waterloo (approx. 90 minutes) and an extensive range of local shops, restaurants, a primary school, a popular tertiary college and the renowned Brockenhurst Golf Club. The Georgian market town of Lymington is approximately two miles south with its extensive yachting facilities, Saturday market and a ferry service to Yarmouth, Isle of Wight.

Important Information

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 for 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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