



Furze Cottage

Holly Lane, Pilley, Lymington, SO41 5QZ

SPENCERS
NEW FOREST





This charming 2-bedroom detached house is situated on just under half an acre of land in a peaceful location close to open forest. This is a rare opportunity to experience the tranquillity and beauty of the New Forest.

The Property

Nestled in the idyllic surroundings of the New Forest, this enchanting 2-bedroom detached cottage offers a perfect blend of rustic charm and contemporary features. Set amidst the natural beauty of the area, this property is a true haven for nature lovers and those seeking a peaceful retreat.

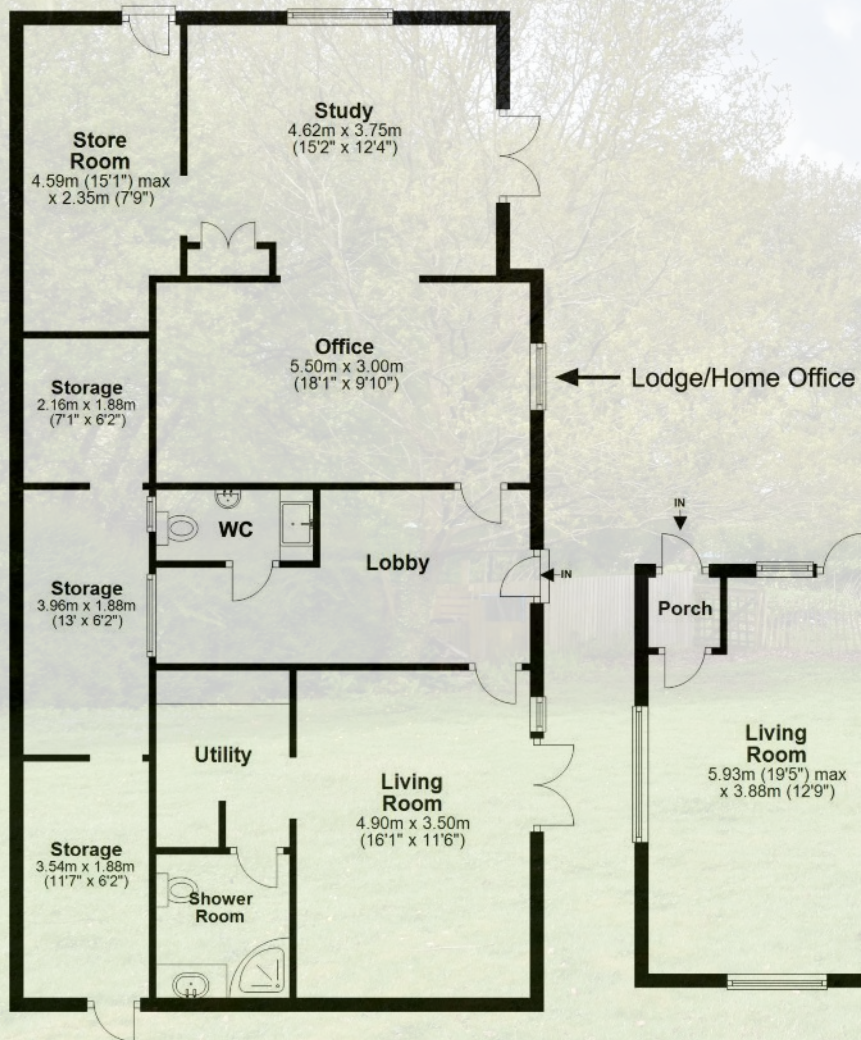
Upon entering the cottage, you'll immediately notice the inviting and cozy atmosphere. The two reception rooms provide ample space for relaxation and entertainment. The first reception room serves as a snug, offering a tranquil spot to unwind with a cup of tea or a good book. From the snug you have access to the bathroom, which benefits from a walk in shower and space for utility appliances (tumble dryer and washing machine) The second reception room is a highlight of this home, with its generous proportions and abundance of natural light, being triple aspect and doors open up to the decking, flooding the room with sunshine and creating a seamless transition between indoor and outdoor living.

£945,000

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FLOORPLAN

Ground Floor



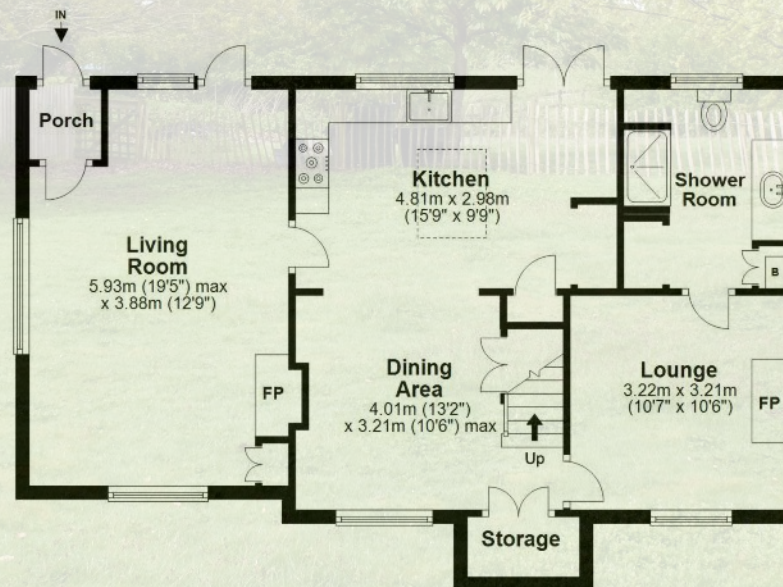
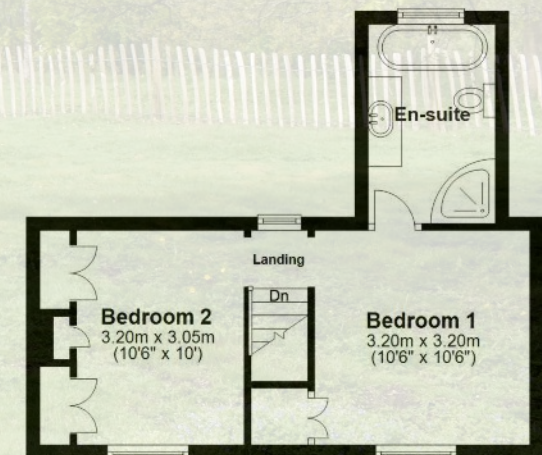
Approx Gross Internal Areas

House: 100.5 sqm / 1081.8 sqft
Lodge/Home Office: 108.0 sqm / 1162.5 sqft

Total Approx Gross Area:
208.5 sqm / 2244.3 sqft



First Floor





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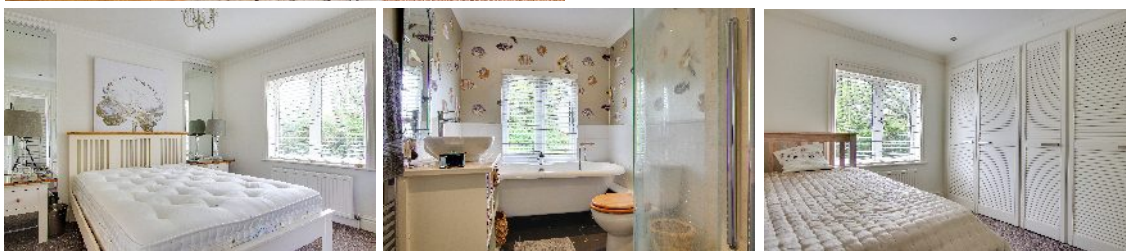
The property incorporates a cosy office/snug room, open family kitchen dining room, spacious living room, large garden, and the additional outbuilding.

The Property continued . . .

The kitchen is well appointed with complete modern and integrated appliances and plenty of storage. It's the perfect space for culinary enthusiasts to whip up delicious meals while enjoying the serene views of overlooking the garden. Upstairs you have access to the spacious bedroom with the master bedroom with an ensuite bathroom. The second bedroom has built in wardrobes running along one side of the room.

Situation

Situated in the popular rural hamlet of Pilley within the New Forest National Park and with an excellent local community run store, a popular Primary School and the Fleur de Lys inn, which is considered to be the oldest in the New Forest, with records dating back to 1096. The property occupies an idyllic position on the edge of the village enjoying views over neighbouring fields. The property is within easy reach of the facilities in the village and also only 300m from the open forest to the north. A bus service connects with the neighbouring Georgian market town of Lymington (approximately 2 miles due south) which is renowned for its river marinas and yacht clubs, the town offering a diverse range of shopping, educational and leisure amenities. A similar distance north is the forest village of Brockenhurst that offers a tertiary college, popular golf course, thriving village centre and a well supported mainline rail connection (London/Waterloo 90 minutes).





Grounds & Gardens

The property also benefits from a large garden, providing a wonderful outdoor space for soaking up the sun and enjoying the natural surroundings. The garden also features an additional outbuilding, which has electricity and log burner, has been cleverly converted into a home office. This versatile space is perfect for those who work from home or need a dedicated space for studying.

Directions

Take the B3054 across the Lymington River following the signs for Walhampton and Beaulieu. Proceed up Walhampton Hill to Portmore and onto the open Forest. At the Norleywood crossroads turn left onto Bull Hill and take the first right into Holly Lane. Proceed along the lane and the property is located half way along on the right hand side.



Property Video

Point your camera at the QR code below to view our professionally produced video.





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

Services

Energy Performance Rating: D Current: 61 Potential: 83
Council Tax Band: F
Private Drainage, all other mains services are connected

Points of interest

William Gilpin Primary School	1.3 miles
Waitrose Lymington	3.3 miles
Lymington Hospital	3.0 miles
Walhampton (Private School)	1.8 miles
The Red Lion	1.9 miles
Brockenhurst Train Station	5.0 miles
Brockenhurst Tertiary College	5.3 miles
Fleur De Lys	1.2 miles

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 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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