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ESTATE AGENTS

023 8028 4411
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The Snug, 5 Wellands Road, LyndhurstSO43 7AB

Guide Price £397,000

- Traditional Victorian Forest Cottage
- No forward chain
- Parking space
- Open plan living space
- Viewing essential
- Close to village and open forest
- Successful holiday let
- Enclosed rear garden
- Two good sized light filled bedrooms
- Well presented interior





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This delightful Victorian-style cottage sits on a peaceful residential street, offering a perfect blend of period charm and modern convenience nestled just outside the village centre. Wellands Road is situated one road back and a level walk from the Lyndhurst's bustling High Street, yet is within a 5 minute stroll of the open Forest making it a most convenient position.

The property boasts an open-plan living space and a parking space, all while retaining a wealth of original features in excellent decorative condition



On entry into the cottage there is a small lobby which leads into the open plan living space of well portioned sitting room with a feature fire and log burner. This delightful living space combines the period character features with a wonderful informal modern day entertaining space.

This flows through into the well equipped kitchen with granite work surface and space for range cooker and washing machine or dishwasher. Patio doors lead out into the easily maintained garden area which features alfresco entertaining area. Completing the ground floor is a walk in wet room, complete with large waterfall shower, low level wc and wash hand basin.

The first floor is accessed via the sitting room and features two good sized bedrooms which are accessed off the landing, both of which benefit from natural light through Velux windows.



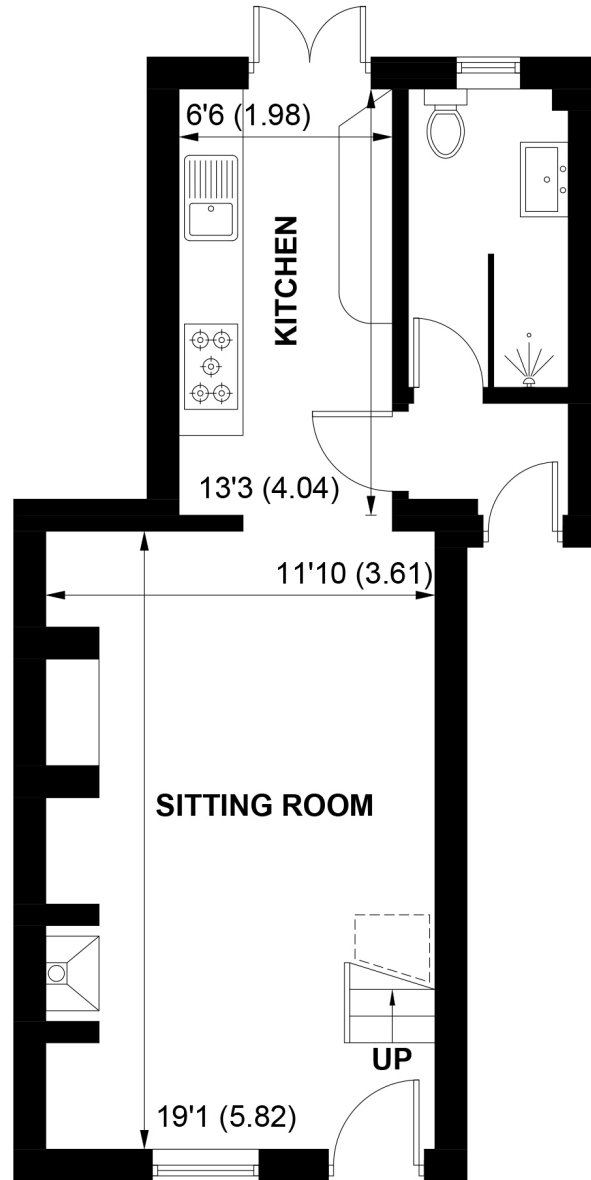




To the front of the property is an off road parking space, with further residents parking opportunities a short distance away. The garden is a delight offering a good deal of seclusion.

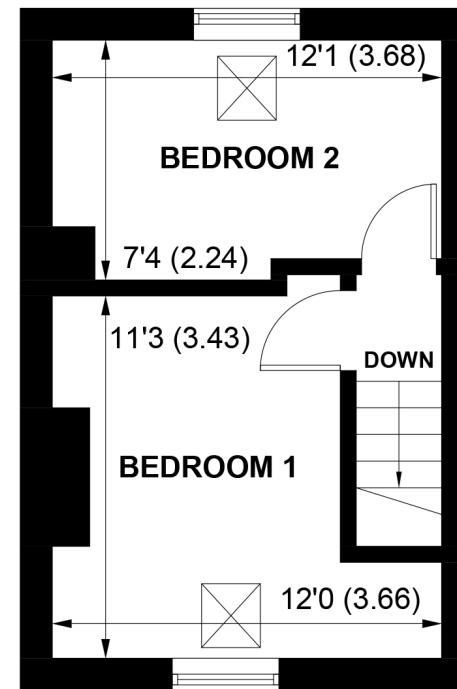
As the capital of the New Forest, Lyndhurst is home to a picturesque High Street, offering a wonderful mix of boutiques, eateries, and pubs. The village also features a library, village hall, visitor centre, and essential services such as a doctors' and dentist practice.





GROUND FLOOR

[] = REDUCED HEAD HEIGHT BELOW 1.5M



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 621 SQ FT / 57.7 SQ M



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