



FELLS GULLIVER

PROPERTY EXPERTS

Est.1988

Cobblers Cottage

4 Station Street • Lymington • SO41 3BA



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Offered for sale with no forward chain and located close to the High Street and train station, this beautifully presented two double bedroom cottage offers well proportioned accommodation, with a hi-spec kitchen, sitting room with woodburner and there is a good size landscaped rear garden.



2



1



£425,000

Key Features

- High spec kitchen with integrated appliances and water softener
- Two first floor double bedrooms
- Low maintenance rear garden
- Offered for sale with no forward chain
- EPC Rating:C & Council Tax Band:C
- Through sitting/dining room with woodburner
- First floor family bathroom with bath, separate shower cubicle and underfloor heating
- Gas Fired Central Heating with Combi-boiler
- Located within a stone's throw of the train station and a just a couple of minutes walk from Lymington High Street



Description

Located in the heart of Lymington town centre, within a short walk of the High Street, train station and Quay, this beautifully presented two double bedroom terraced cottage is offered for sale with no forward chain and has been refurbished throughout and benefits from a modern hi-spec kitchen, woodburner and good size rear garden.

Front door leading into the sitting and dining room with hardwood floors and window to the front aspect. A real feature of this room is the chimney breast with inset woodburner. Stairs rising to the first floor with understairs storage cupboard and additional storage cupboard. Opening through to the kitchen which has been fitted a range of high-spec modern floor and wall mounted cupboard and drawers units with granite worktop with inset sink unit, matching splashback and water softener. Built-in appliances including a tall fridge freezer, washer-dryer, dishwasher, four ring gas hob with electric oven under and extractor hood over, and a microwave. Patio doors leading out to the rear garden.

First floor landing with hatching access to the loft space. Master bedroom with window to the front aspect, bedroom two with window to the rear aspect overlooking the rear garden. Good size family bathroom with modern suite comprising a panelled bath unit with mixer taps. Separate

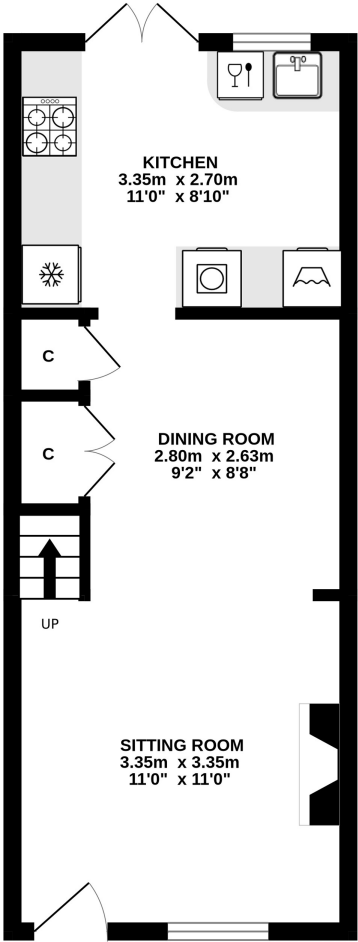
corner shower cubicle with sliding doors, low level WC, wall hung wash hand basin with mixer tap and vanity storage under and light-up mirror above. Obscure window to the rear aspect. Fully tiled floor and walls and underfloor heating.

The rear garden is paved for ease of maintenance and there is ample room for patio furniture. There is a useful log store and the boundaries are fenced. There is a pedestrian side gate through to a passageway, which leads back to Station Street with a door at street level. This passageway is owned by No.3, but this property has right of access over it as well.

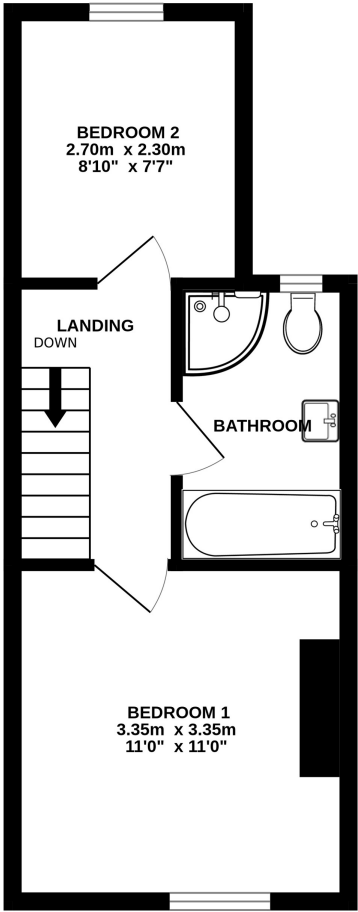
The beautiful Georgian market town of Lymington has many independent shops and the picturesque Quay, deep water marinas, and sailing clubs. Lymington has numerous highly regarded restaurants and designer boutiques and is surrounded by the outstanding natural beauty of the New Forest National Park. To the north are the New Forest villages of Brockenhurst and Lyndhurst and Junction 1 of the M27 which links to the M3 for access to London. There is also a branch line train link to Brockenhurst Railway Station (approx. 5.5 miles) which provides a half hourly service to London Waterloo with a journey time of approximately 90 minutes.

Floor Plan

GROUND FLOOR
30.3 sq.m. (326 sq.ft.) approx.



1ST FLOOR
27.6 sq.m. (297 sq.ft.) approx.



COBBLERS COTTAGE
TOTAL FLOOR AREA : 57.9 sq.m. (623 sq.ft.) approx.
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For more information or to arrange a viewing please contact
Fells Gulliver • 125 High Street • Lymington • SO41 9AQ
T: 01590 671711 E: lymington@fells-gulliver.com



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