



Londesborough House

High Street, Lymington, SO41 9AF



SPENCERS





The Property

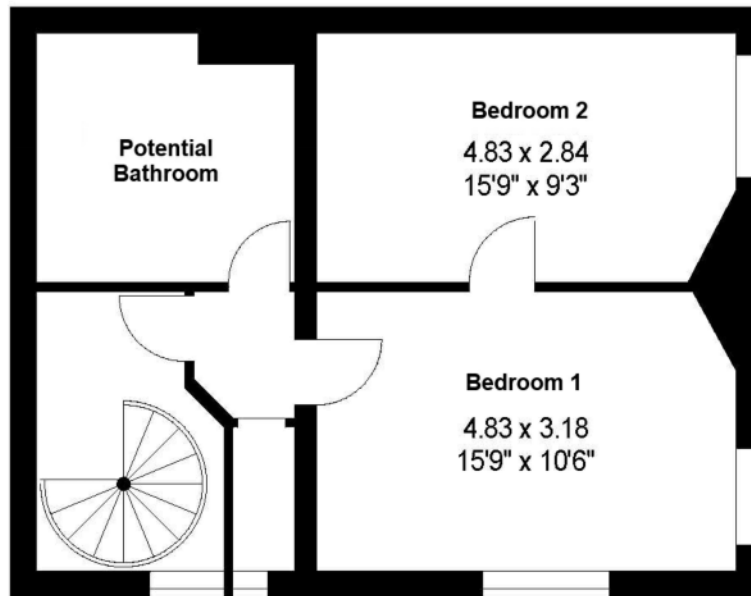
An original Grade II listed Georgian Town House located on the South side of the high street with far reaching views of the Solent and Isle of Wight beyond. Moments from the famous 'cobbles' the impressive three story home has recently been granted change of use from Commercial to residential. New owners can bespoke the interior to create a three or four bedroom house conveniently located in the heart of the town.

Positioned in a private residential cobbled cul de sac. Londesborough House is an imposing three story home situated in the very heart of the town centre. the current layout is geared towards commercial business but with the recently acquired change of use the internal reconfiguration offers a multitude of opportunities. The suspended office ceilings can be removed, the stud walling on the ground floor can go, creating a spacious sitting room with twin Georgian sash windows allowing the light to flood in. The current owners have added a small kitchenette and a shower room on the ground floor. There is also a separate cloakroom and utility. Planning has also allowed for a rear door to fitted giving access to the back of the building via a passage way that winds back towards the high street behind the shop fronts and cottages. A spiral staircase winds round to the first floor with the opportunity to create a large master suite with ensuite and dressing room, or indeed two bedrooms and a bathroom depending on personal requirements. The top floor offers the best views across the rooftops to the far reaching Solent where two large bedrooms and a family bathroom or perhaps three bedrooms could be created. Overall this is a large home that offers numerous bespoke layouts to suit, perfectly positioned for all local amenities.

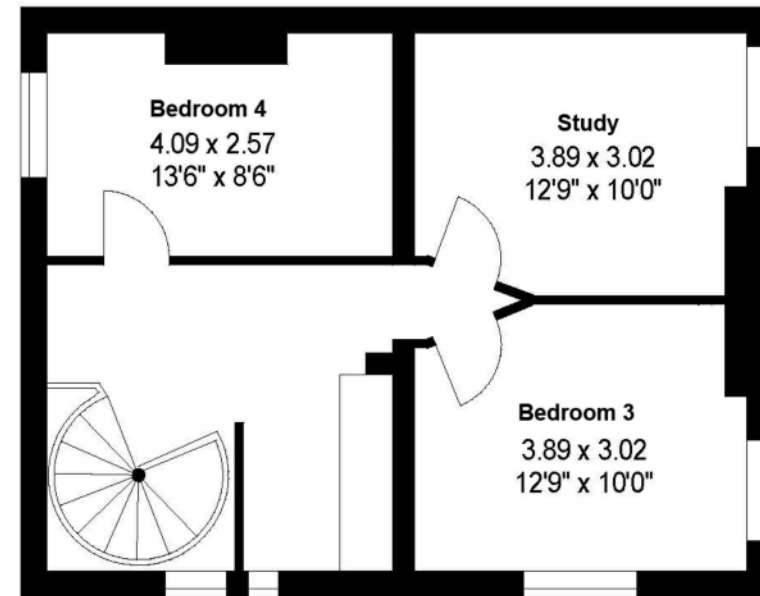
£675,000



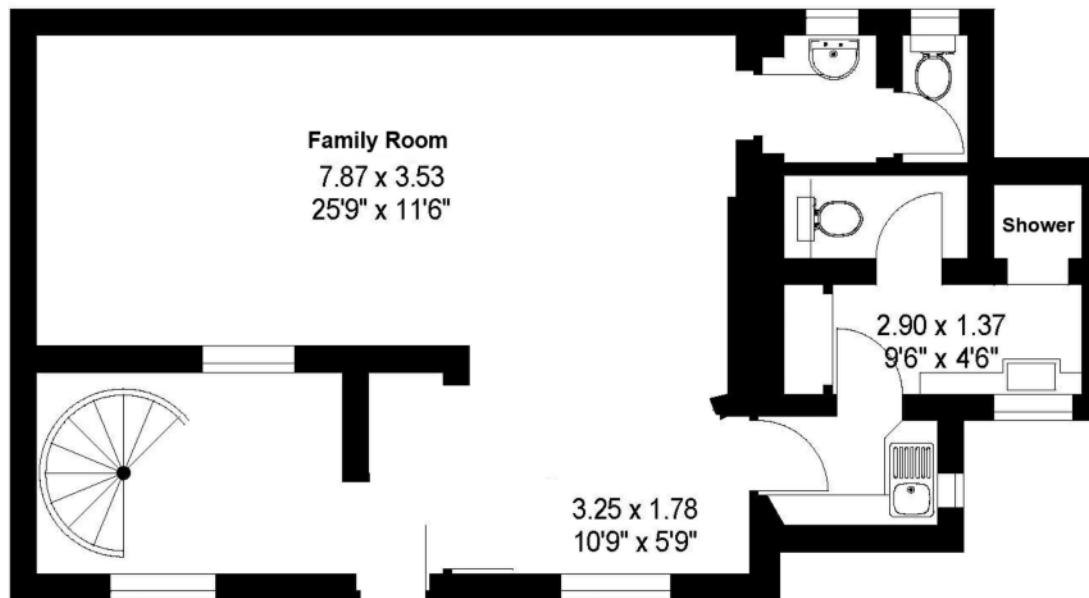
CURRENT FLOORPLAN



First Floor



Second Floor



Ground Floor

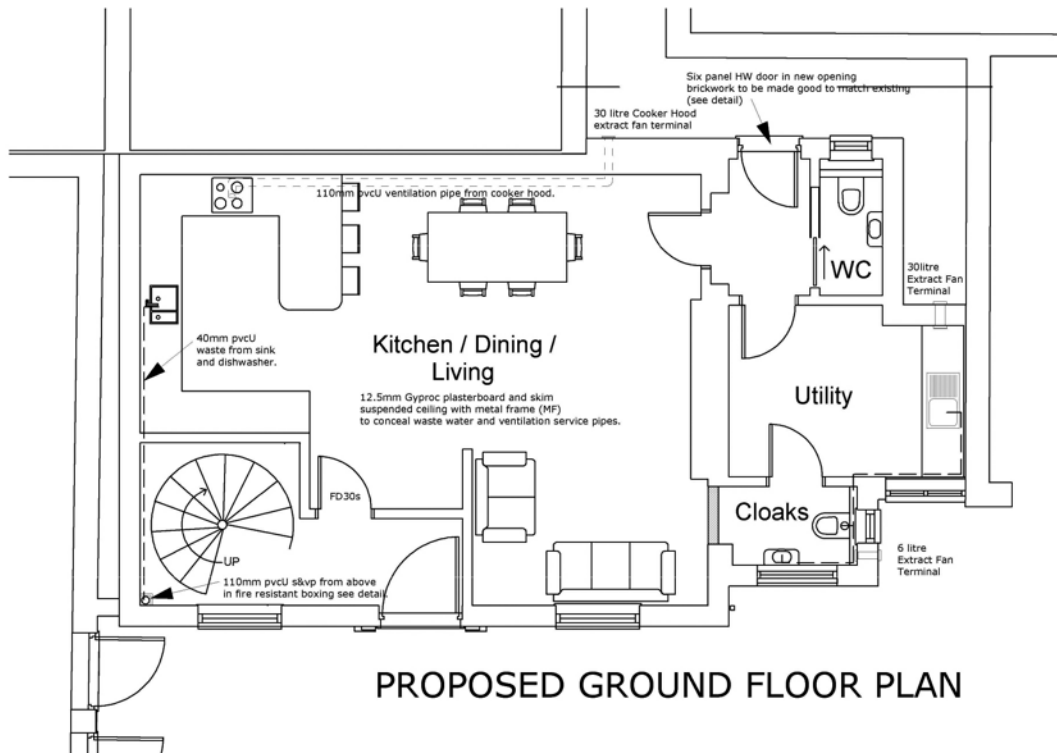
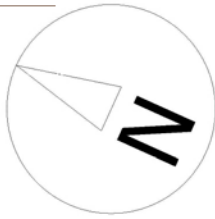


Approximate
Gross Internal Floor Area
Total: 165sq.m. or 1776sq.ft.

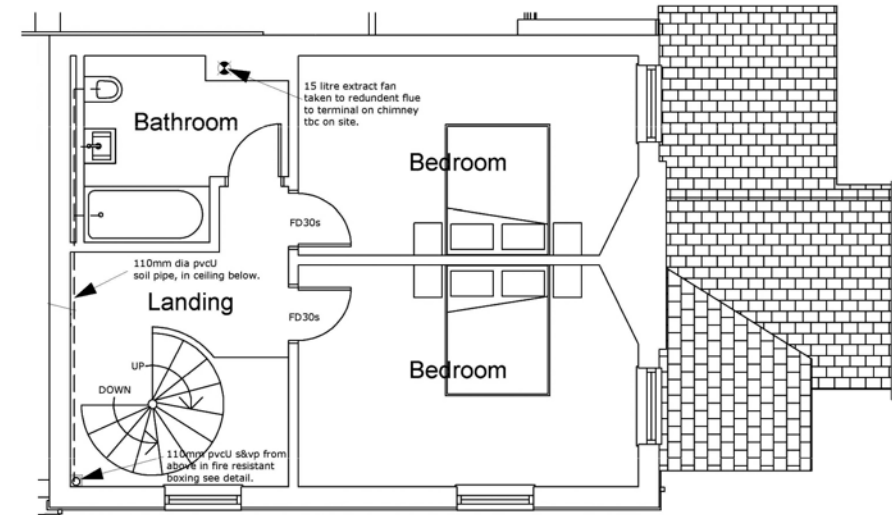
Plans produced and Copyright HOMEPLAN
www.homeplanuk.co.uk

FOR ILLUSTRATIVE PURPOSES ONLY
NOT TO SCALE

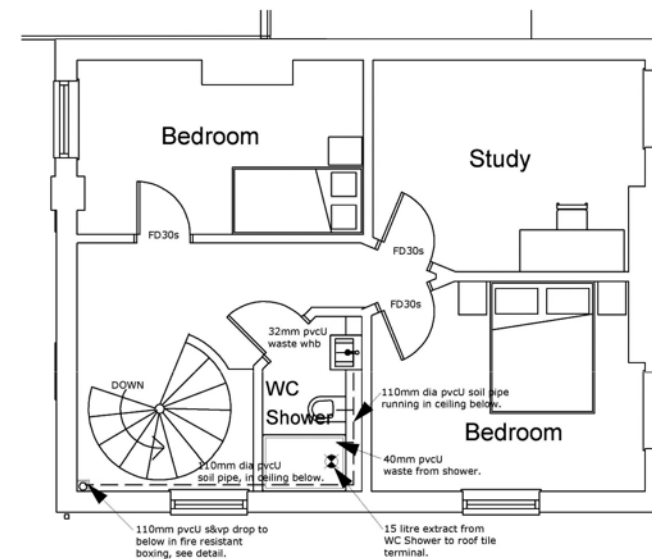
PROPOSED FLOORPLAN



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN





Directions

From our office in the high street, turn left and proceed along the main street for approximately 250 metres and cross over to the south side where Londesborough House can be found through a private cobbled alleyway on the site of the old bus station.

The Situation

Situated on the south side of the high street moments from the famous “cobbles” in Lymington and is a short walk from the Station, Town Quay, deep water Marinas and Yacht Clubs. Lymington is famed for being a world renowned sailing location being situated on the river leading to The Solent and Isle of Wight. The Georgian market town 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 giving access to London. There is a rail branch line link to Brockenhurst main line Station (approx. 5.5 miles) which gives direct access (half hourly) to London Waterloo in 90 minutes.

Points Of Interest

Tenure: Freehold

Council Tax - E

EPC - n/a Grade II Listed

Property Construction: Brick elevations with slate roof

Utilities: Mains electric, water and drainage. Water supply is not on a water meter. There is no gas supply.

Heating: Electric

Broadband: FFTC, Fibre-optic cable to the cabinet. Ultrafast broadband with download speeds of up to 1000mbps is available at this property (ofcom)

Parking: No parking options at the property

Important Information

Spencers 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:

74 High Street, Lymington, SO41 9AL

T: 01590 674 222 E: lymington@spencersproperty.co.uk

www.spencersproperty.co.uk