



**Little Ramley Farm** *115 Ramley Road, Pennington, Lymington, SO41 8LH*

**SPENCERS**  
COASTAL









LITTLE RAMLEY FARM  
RAMLEY ROAD • LYMINGTON

*A rare opportunity to acquire two side by side residential properties ideal for extended family or holiday let investment. The properties both overlook open fields and are finished to a high standard.*

**Main House**

Sitting Room • Kitchen / Dining Room • Snug • Principal Bedroom with En Suite • Cloakroom

Three Further Bedrooms (Bed Two with En Suite and Bedroom Three and Four share a Jack and Jill Shower Room)

**The Barn**

Sitting Room • Kitchen/ Dining Room • Principal Bedroom with En Suite and Walk in Wardrobe

Bedroom Two with Shower Room • Cloakroom

**£2,750,000**





## The Property

Little Ramley Farm is a particularly rare property offering two separate dwellings within easy proximity of one another. It is therefore perfectly suited for multi-generational living or as a property with an immediate potential income stream as either holiday let or long term rental income.

The main house overlooks open fields and has been recently updated to a high standard. The front door opens to an entrance hall featuring a casual study area. The main living room is vaulted to roof height with attractive exposed beams and full height windows taking in the exceptional southerly views. There is also a stylish kitchen / breakfast room with central island and integrated appliances. The master bedroom is on the ground floor and features a generous dressing room with a free standing bath. There is also a further double bedroom and bathroom.

Upstairs there are two further double bedrooms which share a 'Jack & Jill' shower room.

The second house is arranged over a single storey providing extremely easy access and comfortable day to day living. Again, the accommodation is beautifully presented and offers a large sitting room with wood burning stove which flows

seamlessly into a large kitchen / dining room with space for a generous dining table as well as having an immaculate contemporary fitted kitchen. A rear hall leads to two very spacious double bedrooms both of which have en suite facilities.

There is also a gym adjoining the large outbuilding and both properties have their own utility rooms. a short walk from their back doors.



























RAMLEY ROAD

29.6m

Ramley Farm

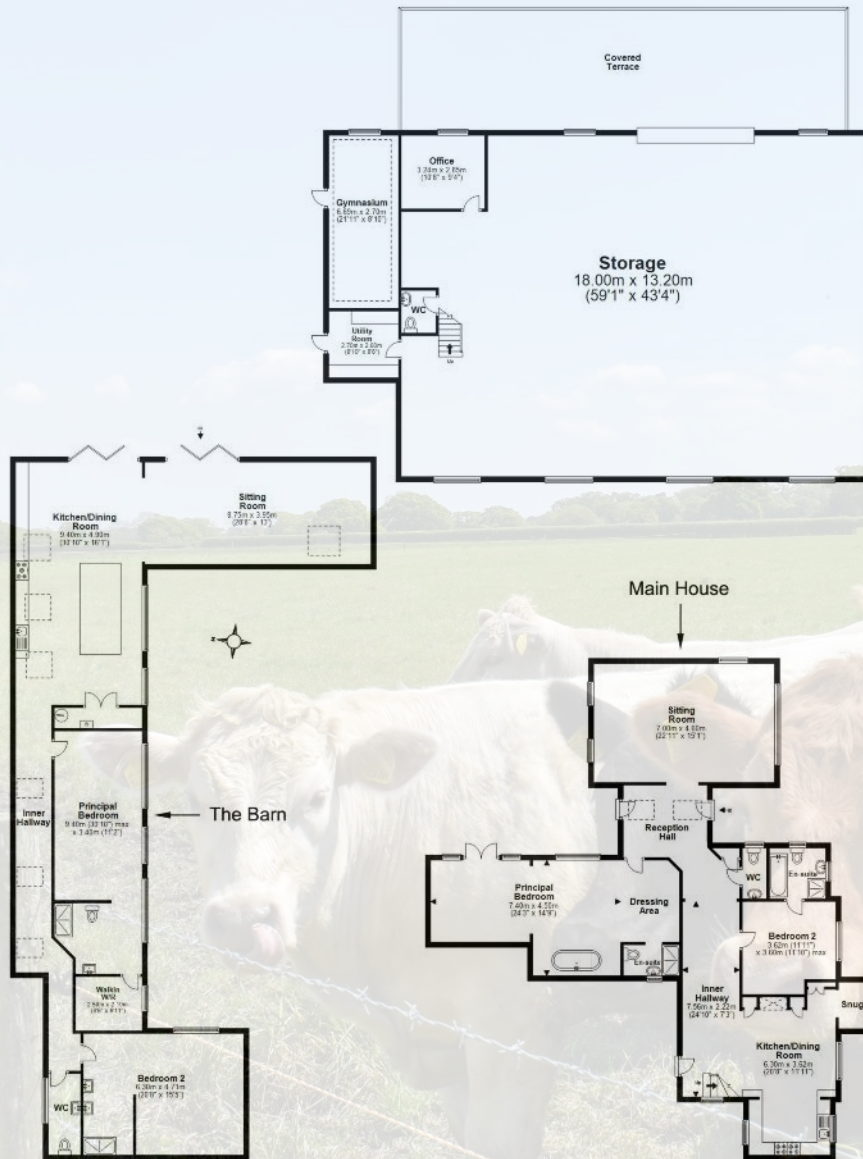
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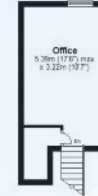


# FLOOR PLAN

## Ground Floor



## First Floor

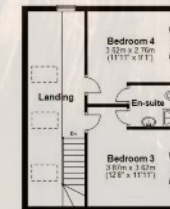


### Approx Gross Internal Areas

Main House: 190.6 sqm / 2051.1 sqft  
 The Barn: 176.4 sqm / 1897.8 sqft  
 Outbuilding: 282.4 sqm / 3038.7 sqft

**Total Approx Gross Area:**  
 649.4 sqm / 6987.6 sqft

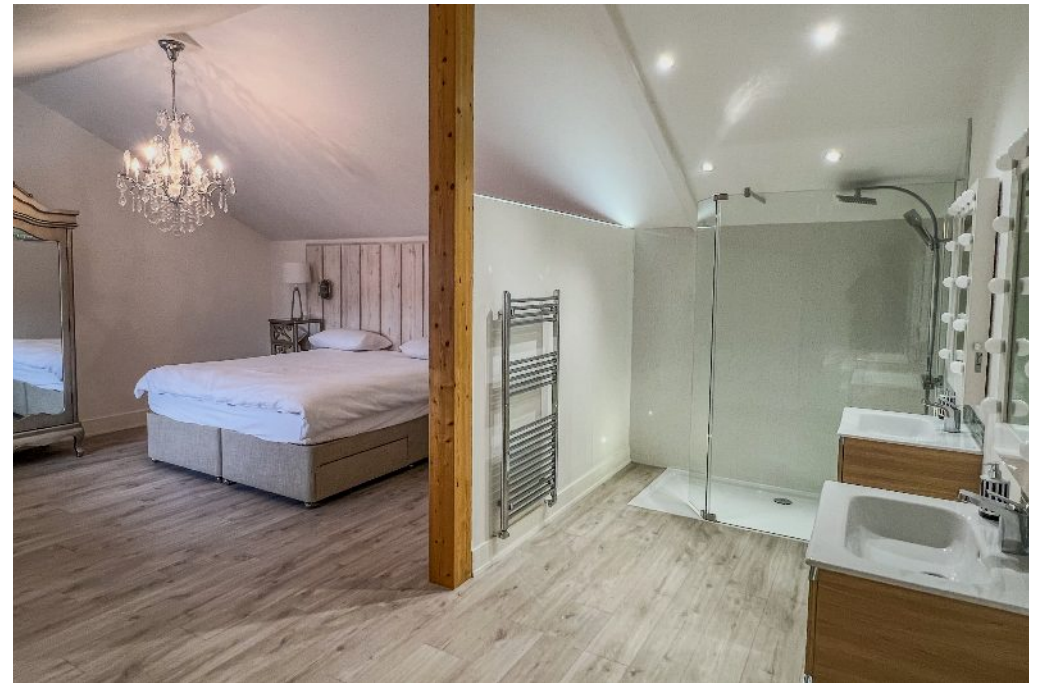
## First Floor Main House















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*As well as ample parking space for cars, boats and horse boxes there is also an adjoining block of paddock land extending to approximately 3 acres.*

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## Grounds & Gardens

Extending to a total of 3.4 acres, the property is approached over a drive leading to the houses, parking areas, outbuilding and paddock. Both properties have very appealing large courtyard gardens which are entirely private yet both enjoy delightful views across the surrounding countryside.

Both properties have their own distinct large parking areas making this the perfect location to house a collection of cars, several boats or horse boxes.

Of particular note is the large outbuilding which is two stories high with a large up and over door making it suitable for a variety of storage purposes. The interior is extremely well presented with a solid floor and full electricity and lighting. The storage space is extensive and there are also two office rooms overlooking the storage space; one on the ground floor and another at mezzanine level. To the east lies a large fenced and level paddock which extends to approximately 3 acres.

## Directions

From Lymington head west towards Christchurch and go straight over at the roundabout by the Little Waitrose garage. Take the second turning on the right into South Street. And continue through Pennington passing the open space of the common on your left hand side. Once past the common, continue for 0.6 miles and the entrance to the property will be found on the right hand side.







*As well as a very large modern barn which also has two internal rooms currently configured as offices.*

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## Services

All mains services are connected

Council Tax - Main House Band G, The Barn - Band F

EPC - Main House Band C (current: 74 potential: 84)

EPC - The Barn Band C (current: 74 potential: 81)

Ultrafast Broadband with speeds of up to 1,000 Mbps is available at the property (Ofcom)



## The Situation

Positioned on the edge of the village of Pennington the property enjoys a particularly open outlook to the side and rear over open fields as far as the eye can see. The centre of Pennington with its open common and range of convenient shops lies a mile to the south where there are also primary and secondary schools. For more extensive amenities, the market town of Lymington is 2 miles away with both Waitrose and M&S as well as a traditional High Street with a wide range of shops, boutiques, cafes and restaurants. Lymington is a renowned sailing centre and offers several sailing clubs and marinas. Direct trains to London are from either Sway (2.2 miles) or Brockenhurst (5.5 miles) and take just over an hour and a half.

## Important Notice

Spencers of Lymington 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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