



High Corner, Linwood, Ringwood, BH24 3QY

SPENCERS
NEW FOREST



NO FORWARD CHAIN

Guide price £1,250,000 - £1,350,000. The property is truly a jewel within the New Forest, offering a sanctuary of peace, privacy and picturesque beauty. A unique opportunity to purchase an ideal equestrian facility, family home or even an extravagant redevelopment site in a stunning New Forest location of a total 11 acres approximately, with forest access, overlooking Linwood.

The main residence is nestled within a one-acre south facing plot, the property consists of a 'residence' with annexe, lodge, pool house, stables and barns with commanding views over a further 10 acres in the hamlet of Linwood. The residence could suit a variety of purchasers such as multi-generational living or outdoor enthusiasts

Available for the first time in over 50 years the property offers a unique potential, subject to planning permission, to create an outstanding new country residence in a landscaped parkland, or an equestrian estate with direct access to the New Forest. There is almost tremendous potential to further extend and improve the existing footprint STPP, creating the ideal home in one of the northerly North Forest's most desirable locations.

Main Residence & Annexe

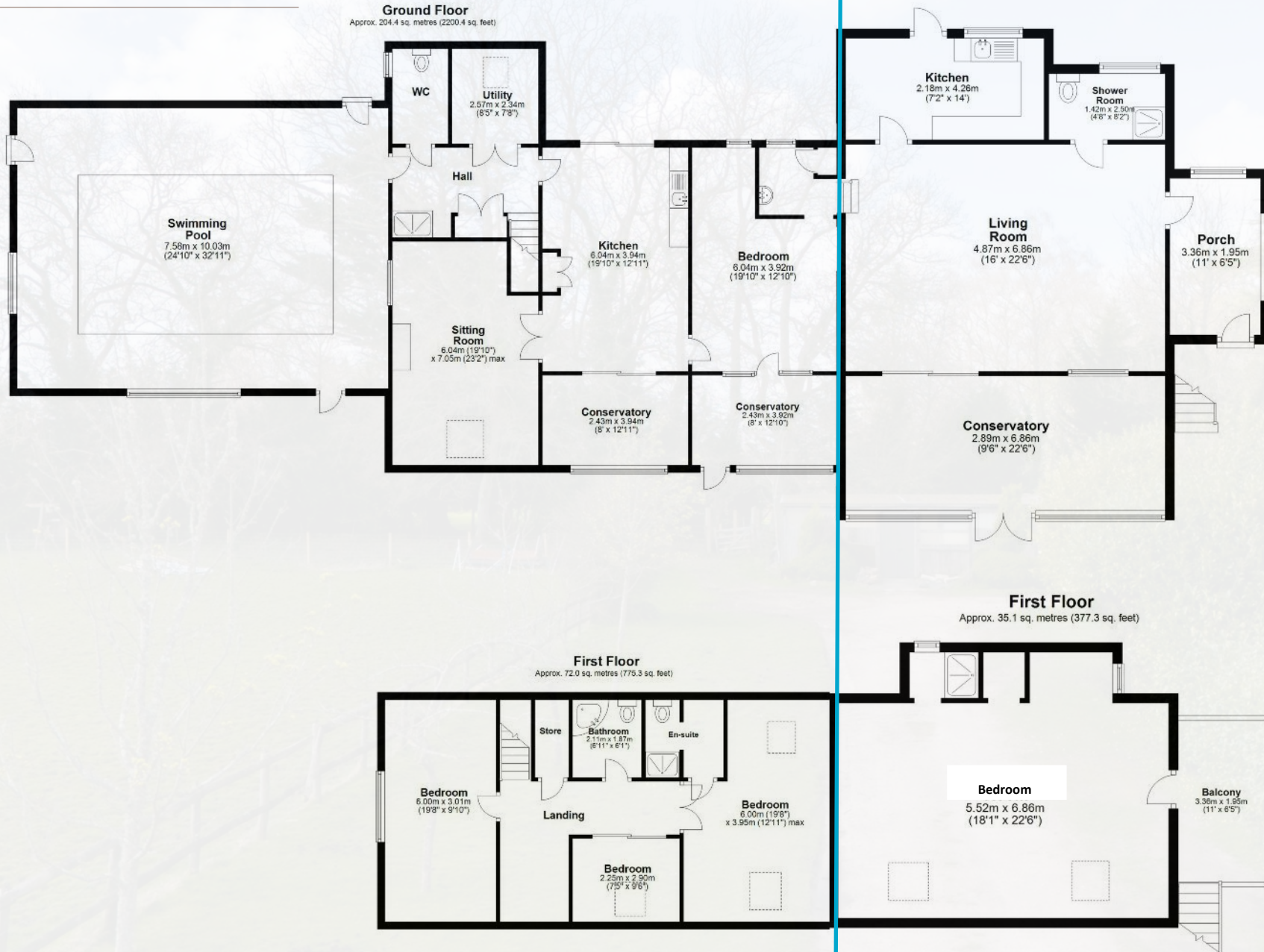
 3  5  3

The Lodge

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MAIN RESIDENCE & ANNEXE



Main Residence

Annexe

Total area: approx. 276.4 sq. metres (2975.7 sq. feet)

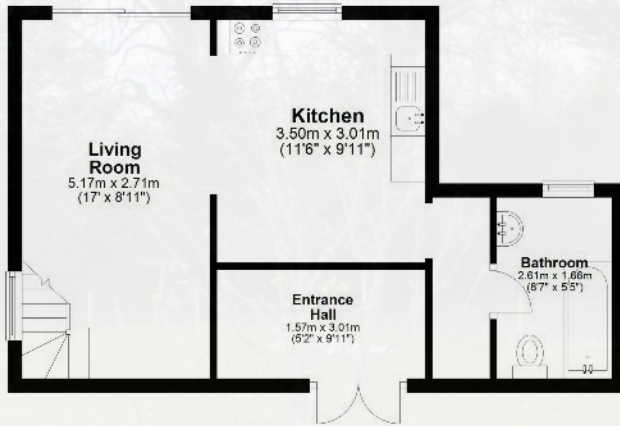
Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error. Omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their Operability or efficiency can be given. Plan produced using PlanU.



THE LODGE & OUTBUILDINGS

Ground Floor

Approx. 37.1 sq. metres (399.5 sq. feet)



First Floor

Approx. 22.1 sq. metres (237.9 sq. feet)



Total area: approx. 59.2 sq. metres (637.4 sq. feet)

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Plan produced using PlanUp.

The Lodge



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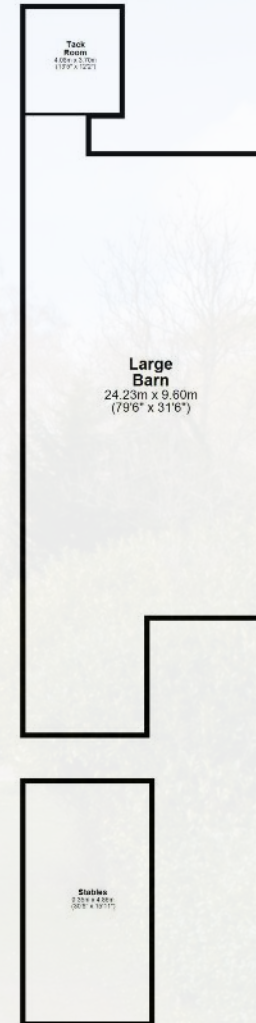


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1

Ground Floor



Total area: approx. 259.0 sq. metres (2788.2 sq. feet)

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Plan produced using PlanUp.



“There is a good scope for a replacement dwelling in this case, as well as potential for a replacement of the annexe ‘The Lodge’. In addition, there may well be scope for further enlargement of Bag End, if records can be provided to substantiate the addition of the swimming pool extension prior to 1982. There is scope for alteration and improvement, as well as replacement or further incidental outbuildings within the curtilage, of reasonable scale. A replacement house could adopt an array of rural styles, from the traditional to the modern, and opportunities could be taken for better outlook, orientation, and reconfiguration of the accommodation at that juncture.” **Planning Consultants Quote**

The Site

The residences of the property are known for their romantic and quirky interiors that invite imagination and warmth. Alongside the main residence there exists a self-contained lodge, enriching the property’s legacy and character. A remarkable footprint of barns and outbuildings accompanies the main house, presenting an abundance of potential for replacement, improvement, or a complete remodelling to the vision of its new owner. Whether it is enhancing the property’s unique charm or constructing a new residence, the opportunity to alter and personalise is boundless, subject to planning permission. The envisaged redevelopment could capitalise on the property’s far-reaching views across adjacent paddocks and the open forest beyond, fully embracing its idyllic location. Please refer to the Planning Authority which outlines the potential to expand the current footprint and ridge height of the residential accommodation (subject to planning). The area of barns could integrate into a landscaped masterplan that best served the character and use of the property.

Planning Appraisal - Scan Me







The Local Area

Ringwood offers the best of all worlds being the oldest market town positioned on the edge of the New Forest. It is an increasingly popular destination for home hunters. Best known as the home of Ringwood Brewery (inspiration for the current boom in microbreweries), it is undergoing a re-identification. The old cattle market has been transformed into a stylish shopping quarter with names such as Aga, Hobbs, Joules, Waitrose and Waterstones, and a programme of events that includes live music and farmers markets. The adjacent high street has retained its character, with a traditional weekly market and a selection of independents, a new artisan bakery, and a variety of eateries. Families are attracted by the sense of community and highly regarded secondary school (its sixth form provision rated 'outstanding' by Ofsted).

In addition to being located in a prime forest location the road communications are excellent as the A31 dual carriageway bisects the New Forest and leads directly on to the M27, which links with the M3 for Winchester and London. Southampton and Bournemouth being approximately 16 and 15 miles respectively. For boating enthusiasts various south coast centres are within a reasonable driving distance, notably at Poole, Christchurch and Lymington.

Situation

Nestled in the rural hamlet of Linwood, this property is positioned in the heart of the New Forest National Park. The elevated (High Corner) approach roads with far reaching views have a true sense of returning home to the 'Shires'. This exceptional location offers direct access to thousands of acres of natural heath and woodland, making it an ideal setting for enthusiasts of walking, cycling, and riding. Adding to the locale's charm is the proximity to the popular 'High Corner Inn', offering fine dining and accommodation. Within walking distance is the 'Red Shoot Inn', famed for its own brewery and within riding distance is "the Royal Oak" at Fritham, which remains totally original.



HOME 1 – 3.53 acres
HOME 2 – 2.82 acres
BLUEBELL - 4.01 acre
TOTAL: 10.36 acres
HOUSE PLOT: 1.1 acres
Total: 11.47 acres
Caveat approx.





Grounds & Gardens

The property is approached through a five bar gate with access to a drive which leads up to the property.

There is plenty of parking, which leads to a large barn. There are also stables and a tack room.

The majority of the land is made up of 3 paddocks, of which all have water supply, a detached outbuilding as well as a post and rail.

Please note; There is a right of way on the edge of the boundary, to the west side of the site, which provides access onto Toms Lane.

Services

Energy Performance Rating: E

Council Tax Band: F

Drainage: Private

Heating: Oil Fired

Directions

Exit Ringwood along the A338 Ringwood to Fordingbridge road. After about two miles turn right signposted to Linwood. This road will take you over a cattle grid and you bear right over a humped back bridge and then you turn left. Continue along this road which will take you to Linwood. Go through this small hamlet passing the Red Shoot and then down a hill and up again and then you bear left and continue along this road looking out for the signpost to the High Corner Inn. You will come to a lane which will take you down a hill passing the pub on your left and the property will be located on your left hand side, signified by the sign stating Middle Earth.

Viewing

By prior appointment only with the vendor's selling agents Spencers of the New Forest.

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 for 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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