



14 Captains Row

*Lymington, SO41 9RP*

SPENCERS  
COASTAL





*A beautifully presented Grade II Listed Period Town House, in the historic part of Lymington with three double bedrooms, a garage and a beautifully landscaped south west facing garden.*

## The Property

On entering the property, the principal reception room has a luxurious, inviting feeling. It has a wealth of original features including bespoke panelling, a contemporary fire, original wide bay window, sash windows, wooden shutters and wooden flooring. The open plan sitting room flow through to a spacious kitchen diner with a large central island. The kitchen has been newly extended and has large by-fold doors with tantalising views onto the landscaped garden. The extension has been cleverly planned, with extensive glass flooding the rooms with light and warm sunshine. The impressive kitchen has striking wooden floors, a large AGA cooker and bespoke kitchen units with fitted fridge/freezer and offering ample storage. An inner hallway leads to the ground floor cloakroom. Stairs descend to the spacious cellar area, an idea utility space with ample storage.

On the first floor is an impressive office area with glass ceiling and garden views. The main double bedroom, with original twin feature fireplaces and large bay window offering wonderful views to the East where the river and mast tops can be seen. This is a beautiful light and airy room with double fitted wardrobes. Across the landing is the contemporary bathroom suite with his and hers basins, luxury walk in shower plus free standing bath.

**£1,295,000**









## FLOOR PLAN





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*This exquisite property which has recently been fully renovated and extended, offers the essence of Lymington life, set in the heart of the bustling seaside town with river and mast top views from the first and second floors.*

### The Property continued . . .

On the same floor is the useful utility room with plumbing for washer and dryer. Stairs continue to the second floor where there are two good size double bedrooms, one with walk in wardrobe, the other with garden views. The rooms are separated by a generous sized family shower room with far reaching views plus a convenient separate cloakroom.

### Directions

By Car: From our office turn right and take the first left into Church Lane. Take the first left into Grove Road, and at the end of the road turn left into Captains Row. The property can be found on the left hand side. By Foot: Turn left out of the office, and continue down the High Street towards the Cobbles, turn right into Captains Row and the property will be found towards the end of the road on the right hand side.





## Situation

The beautiful Georgian market town of Lymington with its cosmopolitan shopping and picturesque harbour is within easy reach of the property. Also within walking distance are the two large deep water marinas and sailing clubs for which the town has gained its status as a world renowned sailing resort, as well as an open-air seawater bath that was built in 1833. Lymington has a number of independent shops including some designer boutiques and is surrounded by the outstanding natural beauty of the New Forest National Park. A market is held in the High Street on Saturdays, the origins of which are thought to date back to the 13th century. To the north is the New Forest Village of 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 gives direct access to London Waterloo in approximately 90 minutes.

## Grounds & Gardens

The delightful landscaped south west facing walled garden is approached from the kitchen/breakfast room. Bi-fold doors lead onto a paved entertaining area perfect for alfresco dining. Lawned grounds lead to twin steps that climb to the imaginatively designed raised decking area garden area which has been created for easy maintenance and to tantalise the senses. There is a brick garden store room, mature plantings, side access via a locked gate and a garage across the road with automated parking system.

*Agents Note - There is additional parking available to rent through Berthon Marina at the junction of Nelson Place and Quay Road (the old rowing club).*





*The town offers an excellent range of schooling, both state and private, catering for all ages.*

## Services

Energy Efficiency Rating: N/a as Grade II Listed

Council Tax Band: G

All mains services are connected

## Points of interest

Lymington Quay	0.3 miles
Waitrose Lymington	0.6 miles
Priestlands Secondary School	1.2 miles
Walhampton (Private School)	1.1 miles
Brockenhurst Train Station	4.5 miles
Brockenhurst Tertiary College	4.6 miles

## Important Information

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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