



Ivydene

Pilley Street, Pilley, Lymington, SO41 5QP

SPENCERS
NEW FOREST





A three double bedroom forest cottage, built in the 1880's located in the heart of Pilley. The property is offered chain free and has been successfully let for the last year with an income of £2000 per calendar month.

The Property

The external porch for boots and coats opens in to the first of two reception rooms. This lovely room has exposed brick fireplace and bespoke built in shelving either side of the fireplace. Engineered wooden floors cover the whole of the ground floor. The second reception room has another beautiful, exposed brick fireplace, stairs to the first floor. Under the stairs is a cosy reading area with storage drawers. There are bespoke shelving units either side of the fireplace and ample space for a dining room table, there is also the benefit of a cloak room located off this room. The impressive kitchen/family room has its own direct entrance and is in fact the preferred access for the owners. This delightful light and bright room has twin aspect windows and a full set of bi-fold doors to the garden, in addition there are twin velux windows adding to the impressive style of the room. The contemporary kitchen has a range of cupboards and work tops with wooden shelves, a gas range, extractor, integrated dishwasher and space for fridge freezer.

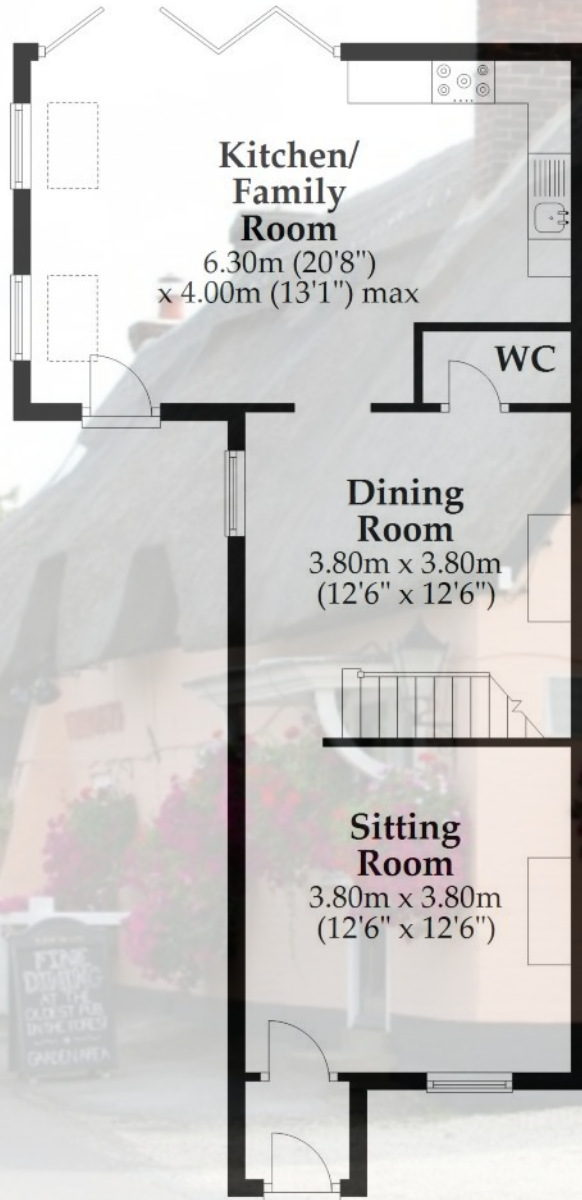
£750,000



Note: Measurements were not taken by IJT Surveying and we cannot guarantee their accuracy.

Ground Floor

Approx. 56.4 sq. metres (606.6 sq. feet)



First Floor

Approx. 51.7 sq. metres (556.4 sq. feet)



Total area: approx. 108.1 sq. metres (1163.0 sq. feet)



The cottage has been fully modernised to a very high standard throughout and benefits from contemporary open planned family kitchen, two separate reception rooms, three double bedrooms and a beautiful bathroom.

The Property continued . . .

Rising the stairs to the first floor there is another feature fireplace and fitted airing cupboard. The master bedroom has painted wooden floors, timber framed fireplace and hanging space. The second double bedroom over looks the rear garden again with painted wooden floors, making this a particularly bright and spacious room. Bedroom three is also a double room with lovely garden views. The contemporary white bathroom suite with tiled walls, full length shower and cupboard with washing machine completes the accommodation of this lovely village home. The cottage further benefits from shutters throughout.

The Situation

Pilley is an extremely attractive and sought after village in the New Forest National Park, being equal distance between the nearby Georgian market town of Lymington which is famous for its internationally renowned sailing facilities and two deep water marinas and Brockenhurst, which offers an excellent local community of independent shops and restaurants, together with a mainline railway station which has a half hourly service to London Waterloo (approx. 90 minutes). There are also plenty of cycle routes through the forest immediately from the doorstep. Milford and Highcliffe beaches are easily reachable and excellent for water sports. There is an excellent local shop in Pilley, a popular Primary School and public house, the Fleur de Lys, which is considered to be the oldest in the New Forest with records dating back to 1096. A bus service connects with the neighbouring Georgian market town of Lymington (approximately 2 miles due south).





Externally the property has a pretty garden, large summer house/office and ample parking.

Grounds & Gardens

Externally, the property has a delightful, well stocked classic cottage style garden that provides an array of colour and interest. Wrought iron double gates provide an off road gravelled parking area. The rear garden which is a particular feature of the property has areas of lawn interspersed with a variety of mature shrubs, trees and various fruit trees. There is a large summer house/home office at the back end of the garden with electricity, which would be a perfect set up for someone working from home.



Directions

From our office in Lymington High Street, proceed to the top of St. Thomas' Street and join the one-way system. Turn right into Stanford Hill and continue along Southampton Road. Just past the railway bridge at the bottom of Southampton Road, turn right into Boldre Lane. At the end of Boldre Lane, turn right in the direction of Pilley. Continue through the village passing the Fleur de Lys public house on the right hand side. The property will be seen on the left hand side opposite a small open green that signifies the commencement of the open New Forest.



The property is surrounded by the open forest with a nearby village store and country pub.

Services

Energy Performance Rating: D Current 66 Potential 82

Council Tax Band: E

All mains services connected

Points of interest

William Gilpin Primary School	0.3 miles
Waitrose Lymington	3.0 miles
Lymington Hospital	2.1 miles
Walhampton (Private School)	1.7 miles
The Red Lion	0.9 miles
Brockenhurst Train Station	4.1 miles
Brockenhurst Tertiary College	4.4 miles
Fleur De Lys	0.3 miles

Important Information

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 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@spencersnewforest.com

www.spencersnewforest.com