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The Cot

31 Lower Buckland Road, Lymington, SO41 9DN

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For more information please contact us:
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Offers in Excess of £165,000

LIVE VIRTUAL VIEWING AVAILABLE - PLEASE CALL TO ARRANGE YOUR APPOINTMENT. INFORMAL TENDER. An extremely rare property and possibly the smallest house in Lymington. Just moments from the High Street and with a secluded private garden this charming cottage is now in need of updating and is being offered for sale by Informal Tender. EPR: E

Situation

Ideally positioned close to Lymington's historic Georgian High Street this charming cottage offers exceptional convenience with a wide range of shops, restaurants, bars and cafes only half a mile away. Lymington is also renowned for its excellent sailing facilities and also offers direct ferry services to the Isle of Wight as well as a rail connection to London via Brockenhurst in approximately 2 hours. There are beaches nearby at Milford on Sea and Barton on Sea with the expanse of the New Forest, with its unrivalled walks and rides, beginning just to the north at Buckland Rings, a superb Iron Age hill fort.

The Property

This is quite simply a one off. Almost ornamental in its stature this charming house is believed to be the smallest in Lymington and recalls the early history of the town when many properties were simple fishermen's cottages. Now in need of updating there exists enormous potential to enhance the inherent charm of this delightful property and create a bijou pied a terre or a perfect holiday let investment.

The front door opens to small porch, beyond which lies a square sitting room featuring an open fireplace, a window overlooking the pretty front garden and a shelved recess tucked under the stairs. Beyond the sitting room lies the kitchen with a window overlooking the rear garden. Also on the ground floor is a more recently fitted shower room featuring a gas boiler that powers the central heating and hot water systems. Completing the ground floor is a store room, currently accessed from the front garden but with the appropriate permissions could be incorporated into the living accommodation.

Upstairs there is a landing at the top of the stairs with a door opening to a double bedroom with a built in cupboard.

Offered for sale by INFORMAL TENDER - Best and final offers invited by 1.00pm on Friday 10th July 2020. Please contact Spencers for more information on how best to submit your offer.

1 1 1

Outside

The front garden is bordered by an old brick wall and approached through through a wicket gate with an attractive wooden arch through which roses grow. A path runs through this attractive cottage garden to the front door and this space also provides access to the store room.

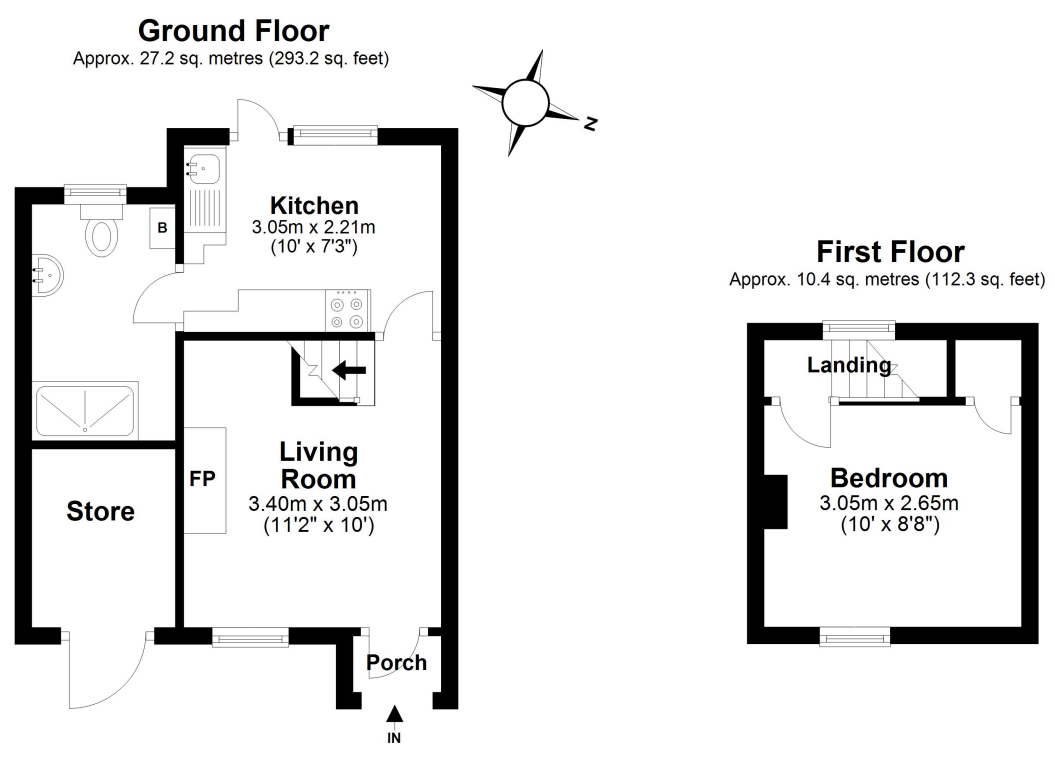
The main garden lies to the rear and slopes up from the rear of the house to a raised area of lawn where there is mature planting, several trees and a timber shed.

Directions

From our offices turn left down the High Street turning left into New Street next to Costa Coffee. Continue for approximately 400 yds to the T-junction and turn left and then almost immediately right into Lower Buckland Road. The house will be found on the left hand side after approximately 150 yards and just after the turning on the right into Tithe Barn.

Services

Energy Efficiency Rating: Current 54 Potential 92
Council Tax Band: C
All mains services are connected and there is gas central heating at the property.



Total area: approx. 37.7 sq. metres (405.6 sq. feet)

Illustration for identification purposes only; measurements are approximate, not to scale.EPC New Forest
Plan produced using PlanUp.