



FELLS GULLIVER
ESTATE AGENTS

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www.fellsgulliver.com

2 Queens Road, Lyndhurst, SO43 7BR

£1,000,000 - £1,100,000

- Development opportunity
- Commercial use
- Wonderful grandeur
- 4300 Sq ft of accommodation
- Annexe potential
- Central village
- Opposite Forest
- Multi generational use





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GUIDE PRICE £1,000,000 - £1,100,000! A superb attached period property extending to some 4300 Sq ft, overlooking the Forest on the outskirts of Lyndhurst.

A most elegant Victorian home with fabulous accommodation arranged over three floors. The current vendors have secured an exceptional planning permission to convert the rear of the house into an open plan 'live in' kitchen family space extending to approximately 700 sq feet, flooded with natural light from bi-fold doors and Velux windows. Whilst certainly grand in scale the property retains an intimacy for informal open plan living. The combination of the high ceilings and large windows give a sense of space and grandeur befitting of the properties period. Enhancing it's elegance is the grand staircase spanning three floors and lit by stain glass windows.

Formally run as a guest house, with consent passed to be residential accommodation 2 Queens Road offer the opportunity to acquire a spacious, characterful home with potential to enhance further with it's current permissions in place.

A fabulous opportunity to acquire a potential conversion of a period home into four individual apartments, some with gardens and terraces and all with parking.

<https://planning.agileapplications.co.uk/nfnpa/application-details/105046>

Due to it's previous use as a guest house the rear of the property is currently configured into a 'owners accommodation' apartment. The current vendors have secured planning permission to incorporate this area into a spectacular 'live in' kitchen family reception space across the entire current width. This will extend to approximately 700 sq. feet of open plan living with bi-fold doors and Velux windows providing a spectacular informal living space with views over the gardens. Further CGI's available on request.







The staircase leads to the first floor with a pretty stained glass window on the half landing. On the first floor are five well proportioned bedrooms all with en-suite facilities. The principal suites, including the main all have lovely views over the open Forest. On the top floor are two fabulous bedrooms with vaulted ceilings served by a further bathroom.

Outside there is a well stocked front garden, with an array of herbaceous borders and shrubs. The rear garden offers a good deal of seclusion with a large side patio area , ample parking which could easily be used as additional gardens as required. There is a further section of garden with shed.

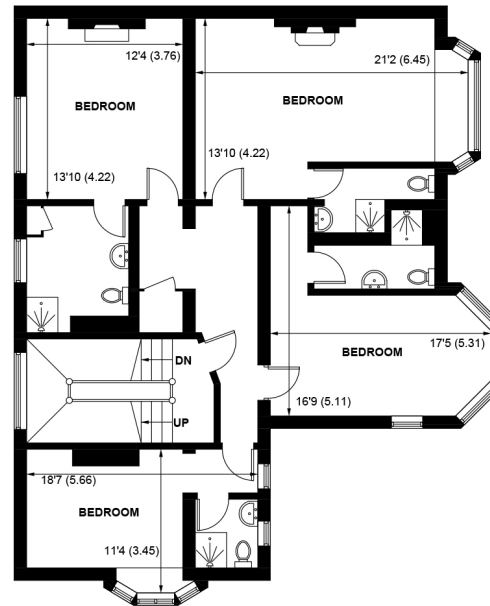
In summary this is a very rare opportunity to acquire a substantial and characterful property in such close proximity to Lyndhurst.

As the capital of The New Forest, the pretty High Street offers an eclectic range of boutiques, eateries and public houses with a local library, village hall and visitor centre, Lyndhurst also has a doctors and dentist practice and is a short stroll from the open Forest. It is often the focal point for people relocating to the area to start their property search.




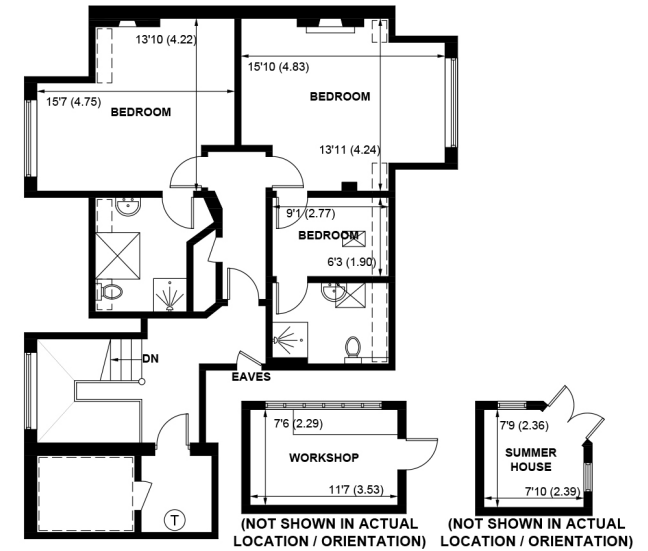


GROUND FLOOR



FIRST FLOOR

 = Reduced headroom below 1.5m / 5'0"



SECOND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 4279 SQ FT / 397.5 SQ M

OUTBUILDINGS = 143 SQ FT / 13.3 SQ M

TOTAL = 4422 SQ FT / 410.8 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©

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