



Ipers Bridge Farm

Ipers Bridge, Holbury, Southampton, SO42 2HD

SPENCERS
NEW FOREST





IPERS BRIDGE FARM

BEAULIEU • HAMPSHIRE

An exceptional residential or lifestyle-business opportunity with extensive equestrian facilities in a highly convenient location with direct access onto the New Forest National Park. This rare property comprises a detached four bedroom farm house with three further detached 1 bedroom cottages ideal for holiday letting, guests or extended family with the added benefit of an adjoining 10 acres of south facing pasture, extensive stabling and sand school. The property also benefits from commoners grazing rights.

Main Farm House

Sitting Room • Dining Room • Kitchen / Breakfast Room • Study • Utility

Boot Room • Cloakroom • Principle Bedroom with En Suite • Three Further Bedrooms • Shower Room

Danny's Cottage

Sitting / Dining Room • Kitchen • Bedroom • Bathroom • Terrace

Williams's Lodge

Living Room • Kitchen / Dining Room • Bathroom • Bedroom • Lounge • Patio

The Hay Loft

Living Room • Dining Room • Kitchen • Bedroom • Shower Room • Workshop • Store Room

Grounds

Stable Yard • Ten Stables • Tack Room • Rug/ Feed Room • Hay/ Lorry Barn • Kennel • Tractor Storage

£1,995,000









The Farm House

The scope available at Ipers Bridge Farm cannot be understated. The sheer range of accommodation available makes a wide variety of uses possible from a family home with extensive ancillary cottages for staff or multi-generational living to the makings of an extremely attractive holiday cottage business which is already well established.

Add to this the adjoining 10 acres of paddocks and equestrian facilities with direct access to the New Forest and the possibilities are endless.

The main house is approached via a large covered porch and front door opening to a vaulted staircase hall which provides access to the principal reception rooms. On the right are doors to both the dining room and sitting room which adjoin one another and enjoy views across the garden to the land beyond. The sitting room has a feature fireplace complete with log burning stove. Also on the ground floor is a study and a charming farmhouse kitchen / breakfast room both of which have far reaching views across the southern paddocks. The practicalities are catered for by a superb boot room and laundry with back door to the garden and a downstairs wc completes the ground floor accommodation.

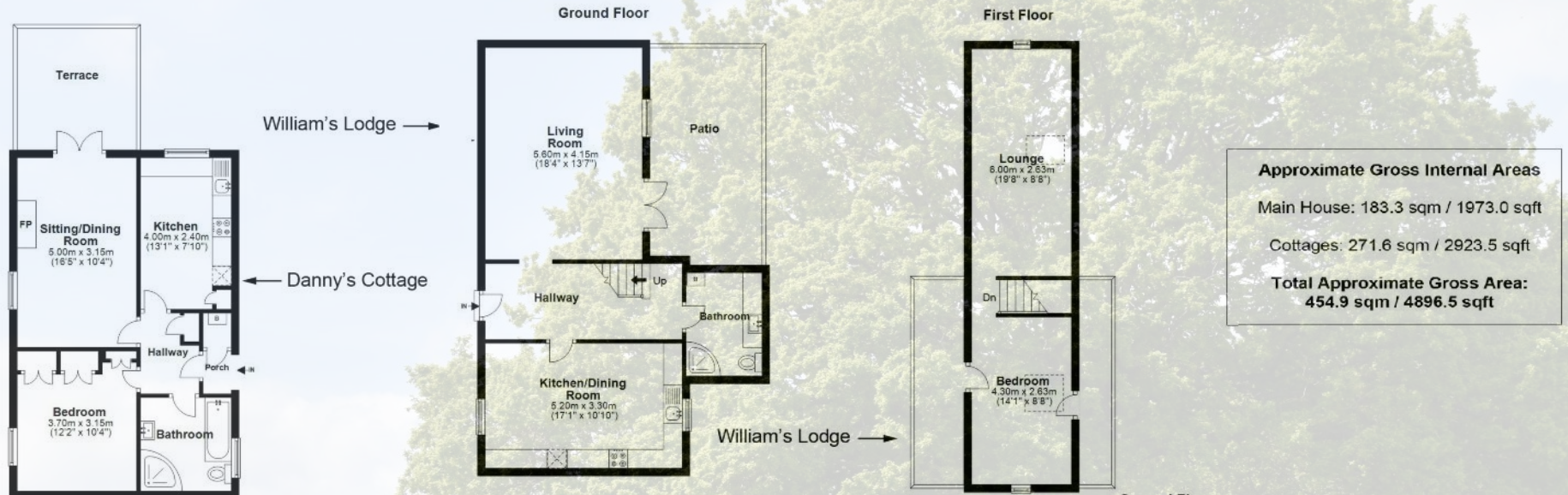
Upstairs there are four bedrooms arranged off a central landing. The master bedroom has built in wardrobes and an ensuite bathroom as well as superb views across the gardens and paddocks. There are two further double bedrooms, a generous single bedroom and family bathroom.







Ipers Bridge Farm



Approximate Gross Internal Areas

Main House: 183.3 sqm / 1973.0 sqft

Cottages: 271.6 sqm / 2923.5 sqft

Total Approximate Gross Area:
454.9 sqm / 4896.5 sqft



Illustration for identification purposes only; measurements are approximate, not to scale; FP USketch
Plan produced using PlanUp.





Danny's Cottage

Perfectly positioned to enjoy the farm's most pleasing outlook, this exquisitely presented one bedroom detached cottage showcases the properties undeniable allure as a holiday destination. Danny's cottage demonstrates its exceptional appeal as a sought-after holiday retreat and has consistently achieved a remarkable £950 per week during the vibrant summer season. The interior boasts a delightful sitting and dining room, enhanced by the warm ambiance of a wood burning

stove. French windows gracefully lead out to a south-facing deck, unveiling breathtaking vistas of the unspoilt beauty that stretches across the farmland and extends to the enchanting Forest beyond. Additionally, a well-equipped kitchen provides a separate cooking space, while the double bedroom offers ample storage with its extensive wardrobe facilities. Completing this idyllic cottage is a luxurious bathroom featuring both a rejuvenating bath and a separate shower.







William's Lodge

Presenting an abundance of space, this remarkable cottage offers a truly expansive layout. The ground floor boasts an impressively large kitchen/breakfast room, providing ample space for culinary delights. In addition, there is a separate sitting and dining room, allowing for distinct areas of relaxation and entertaining. Completing the ground floor is a well-appointed bathroom, catering to the convenience of permanent residents and guests alike. Ascending to the upper level, you'll

find a generously sized bedroom, accompanied by a separate sitting area that offers the potential for division, creating two double bedrooms if desired. Emphasising the appeal of this enchanting abode, the cottage encompasses its very own private garden area, providing a serene outdoor oasis with ample room for a table and a barbecue, perfect for embracing the joys of outdoor living.

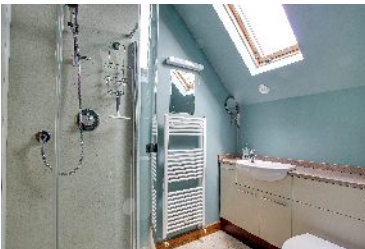




The Hay Loft

Spanning two levels, this captivating property offers a thoughtfully arranged layout. The ground floor encompasses a well-appointed kitchen, accompanied by a separate breakfast room and a welcoming hallway leading to the upper floor. Ascending the stairs, you'll discover a spacious sitting room adorned with glazed doors that gracefully open up to a charming Juliet balcony, granting an abundance of natural light. Adjacent to the sitting room lies an

inviting dining area, creating an ideal space for entertaining. A generously proportioned bathroom and a sizeable double bedroom equipped with built-in wardrobes provide both comfort and convenience. Completing the allure of this residence is a large raised deck, perfect for relishing delightful al fresco dining experiences.





The house and cottages enjoy staggering southerly views across their own land towards the open spaces of the New Forest National Park.

Grounds & Gardens

The property is approached over a gravel track across which this property has sole vehicular access. To the rear of the house lies an extremely spacious turning and parking area which provides access to the house, cottages, lorry barn and yard as well as several paddocks.

The main farm house sits centrally and is surrounded by the three detached cottages, each being within easy reach of one another yet enjoying a significant degree of privacy and separation.

Adjoining The Hayloft are two large storage units which were formerly individual stables. Across the drive and adjacent to the stable yard is a large barn ideal for hay storage which has been designed to also accommodate a large horse lorry.

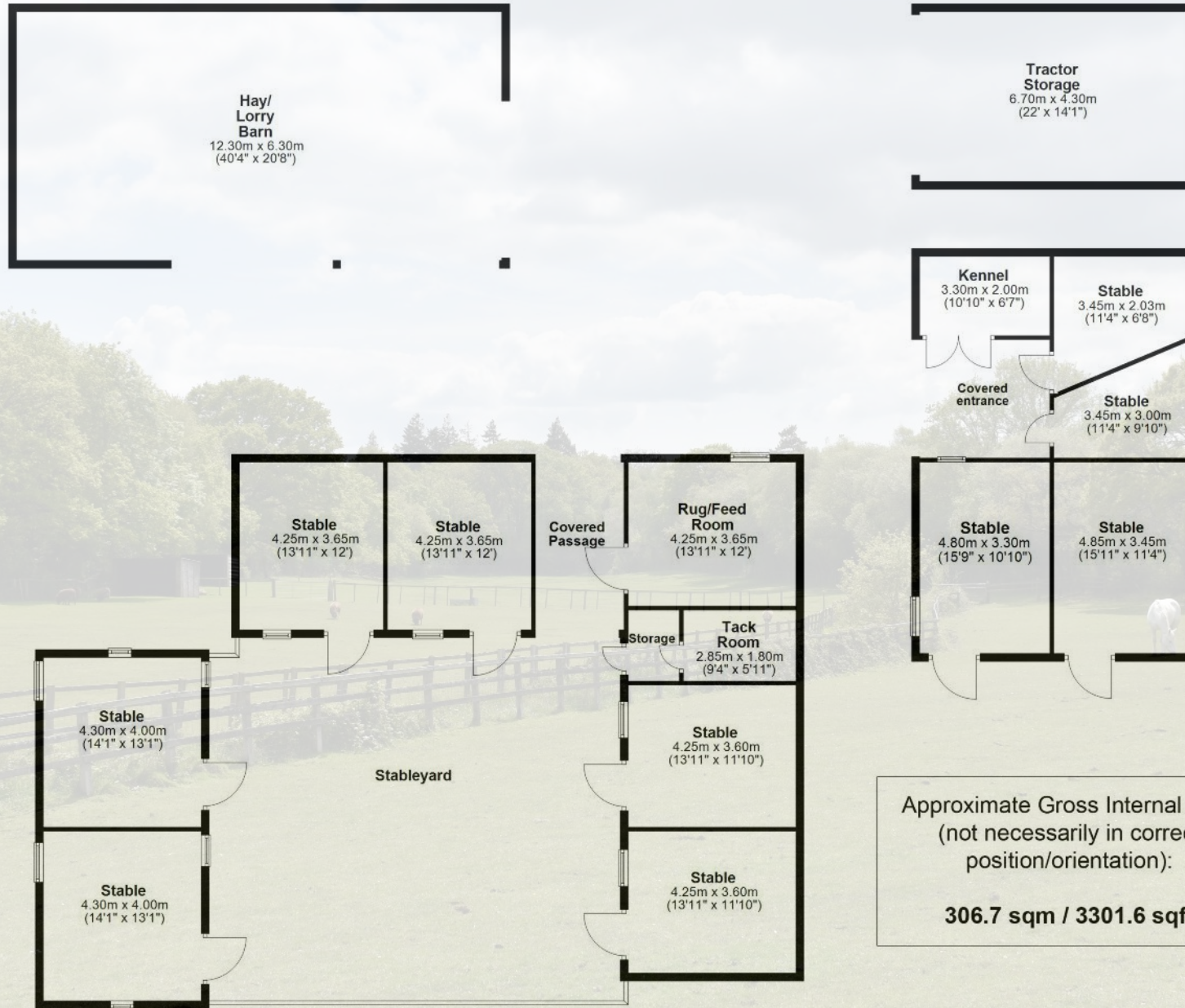
The drive continues to a very neat and gated yard surrounded by a total

of 8 loose boxes, a highly secure tack room and separate rug room as well as a useful holding paddock. Beyond the yard and adjoining the majority of the land are two Shetland loose boxes and a separate detached tractor shed.

The paddocks stretch in a southerly direction from the house and buildings and form an extremely attractive area currently divided into 10 paddocks all of which have access to water troughs. There is also an extremely attractive pond in the lowest portion of the land although all paddocks are very well drained and provide excellent grazing throughout the year. There are field shelters in each of the larger paddocks as well as a 20m x 40m sand school on the north eastern corner of the property where there are also further field shelters.



Ipers Bridge Farm Outbuildings



Approximate Gross Internal Area
(not necessarily in correct
position/orientation):

306.7 sqm / 3301.6 sqft

Illustration for identification purposes only; measurements are approximate, not to scale. FP USketch Plan produced using PlanUp.





The land provides excellent, well-drained grazing all year round and is divided by well maintained post and rail fencing into half a dozen paddocks serviced by an efficiently arranged yard complete with a varied range of stabling and store rooms.

Services

Mains water & electricity. Oil fired central heating. Private drainage

Council Tax: F

Farmhouse - Band F

Danny's Cottage - Band A

The Hayloft - Band A

The Lodge - Band A

EPC: D. Current - 61, Potential 72

Directions

From Lymington head across the river towards Beaulieu and follow the road through Portmore and across Beaulieu Heath. At Hatchet Pond, turn right towards Beaulieu and follow signs for the village. Continue through the village of Beaulieu passing the Abbey on your left and on leaving the village carry on up the hill until you come to the junction at Hill Top adjacent to the Royal Oak pub. Turn right here following signs for Holbury and continue across the open Forest. Continue for 2 miles and after crossing the cattle grid take the first turning on the right signposted Ipers Bridge Farm which forms the entrance to the property.

Important Notice

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, Hampshire, SO41 9AL
T: 01590 674222 E: lymington@spencersnewforest.com

www.spencersnewforest.com