



Old Coach House *Cannon Street, Lyminster, SO41 9BR*

SPENCERS
COASTAL





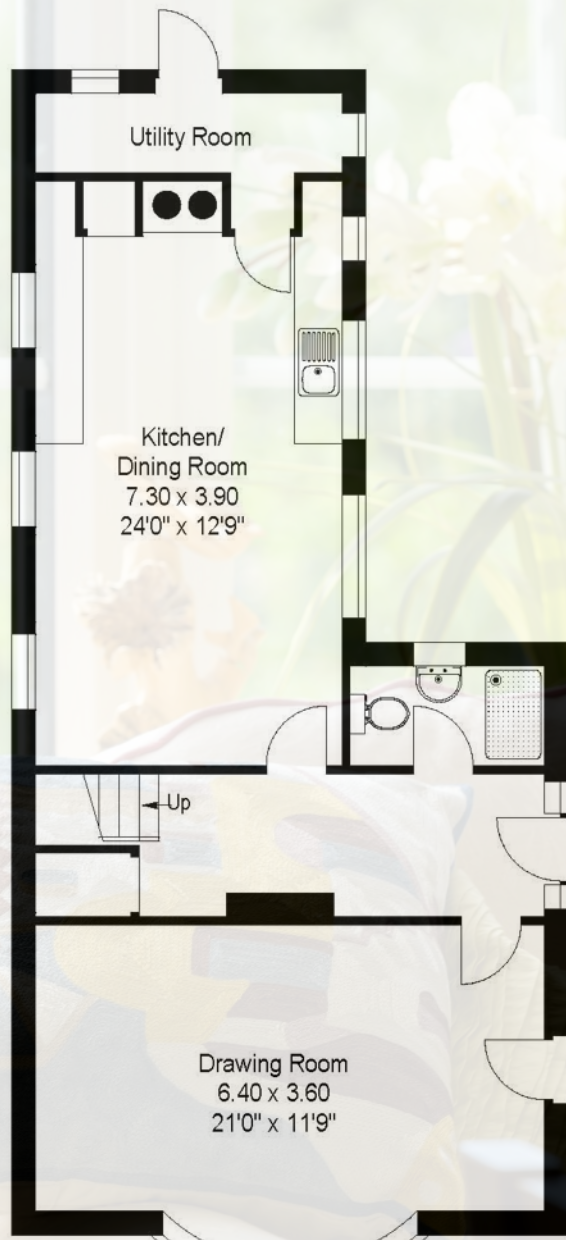
Nestled in the heart of Lymington, this extraordinary former coach house radiates sophistication. It boasts a charming south-facing walled garden that is truly enchanting, while a secure gated driveway offers ample parking.

The Property

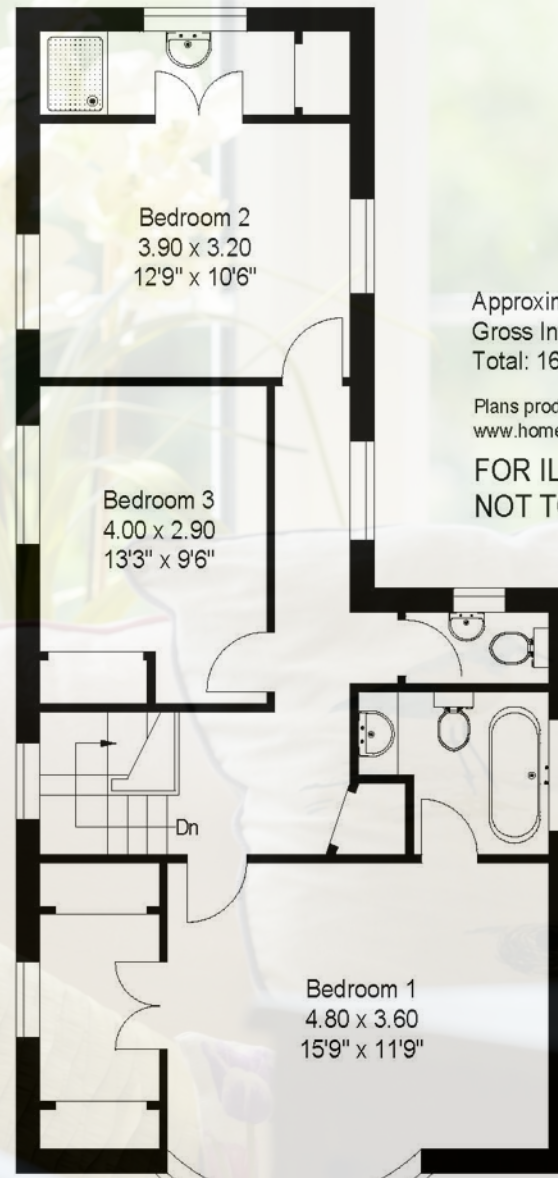
A charming paved pathway leads to a canopy porch and front entrance, which opens into an impressive hallway. On the right side, there is a cloakroom/shower room featuring a vanity unit, close coupled WC, and shower cubicle. The left side of the hallway leads to a beautiful sitting room, which has a lovely bay window offering views of the south facing garden. Across the hall, you'll find a fabulous kitchen/dining room. The beautiful kitchen includes abundant storage cupboards and drawers with marble worktops, a Belfast sink with mixer taps, a three-oven Aga with hot plates, a fridge, freezer, and dishwasher. An island unit with ample cupboards, built-in chopping boards, and a charming window seat completes the kitchen. Access to the utility room, featuring shelving and plumbing for a washing machine and tumble dryer, is cleverly disguised as a cupboard door. An arched door provides entry to the parking area.

£1,450,000





Ground Floor



First Floor

Approximate
Gross Internal Floor Area
Total: 164sq.m. or 1572sq.ft.

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NOT TO SCALE**



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Inside, the house features three inviting bedrooms, a stunning kitchen dining room, and an elegant drawing room.

The Property continued . . .

Ascending to the first floor, you'll find a well-appointed landing that offers a walk-in shelved airing cupboard, providing ample storage. Inset downlighters add a touch of sophistication to this area. The master bedroom with a large en-suite bathroom, is a tranquil retreat. The circular bay window invites natural light to cascade into the room while offering a peaceful view of the rear garden. Double doors lead to the dressing room, equipped with two double-door wardrobe cupboards. With two radiators and inset downlighters, this bedroom provides both comfort and functionality. Bedroom Two is an inviting space with its own en-suite shower room. The walk-in shower cubicle, complemented by a glazed screen. An ornate silver-plated wash hand basin, placed on a table stand, adds a touch of elegance. Bedroom Three, offers versatility and style. The double-door wardrobe cupboard provides ample storage space, while the radiator ensures comfort year-round. A separate cloakroom, complete with a WC and wash hand basin, adds convenience and functionality to this remarkable property.





Grounds & Gardens

The property is situated in a remarkably secure area, featuring an entrance with an electric gate that leads to a driveway shared with only two other properties. The property offers the advantage of two parking spaces in the driveway, and there is also extra parking available near the front entrance through custom-made gates. The back garden benefits from a southerly orientation and is enclosed by walls on all sides. In front of the house, there is extensive paving. Furthermore, there is an impressive outdoor dining area accessible via a paved path, which includes electricity and a built-in barbecue station. Additionally, there is a storage room located to the side.

Directions

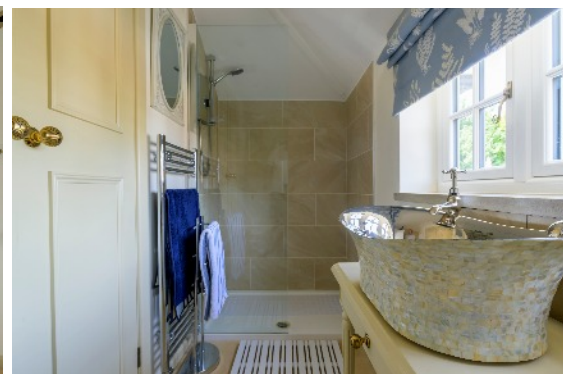
From our office in the High Street, proceed down the High Street and turn left into New Street. Take the next right into Cannon Street and the entrance will be seen on the right hand side opposite the community centre.



Property Video

Point your camera at the QR code below to view our professionally produced video.





The residence effortlessly combines timeless charm with modern amenities, creating a seamless fusion of period features and contemporary comforts.

Services

Energy Performance Rating: D Current: 65 Potential: 80
 Council Tax Band: G
 All mains services are connected.

Points of interest

Waitrose Lymington	0.8 miles
Lymington Quay	1.6 miles
Priestlands Secondary School	1.5 miles
Walhampton (Private School)	1.1 miles
Brockenhurst Golf Club	4.5 miles
Brockenhurst Train Station	4.8 miles
Brockenhurst Tertiary College	6.0 miles
The Pig	5.7 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:

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