



THE GABLES • NEW STREET • LYMINGTON • SO41 9BQ £1,320,000

A stunning and substantial detached four bedroom Edwardian house with detached separate one bedroom, which has been used as a successful holiday let. The property has been reconfigured and refurbished in recent years allowing for versatile living arrangements within this beautiful well located home.



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PROPERTY EXPERTS

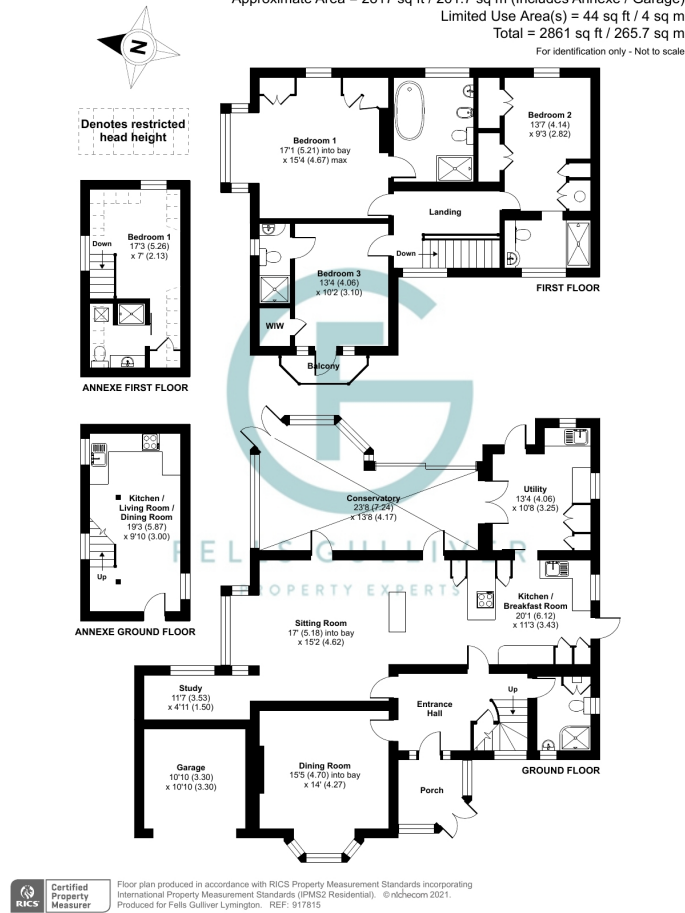
New Street, Lymington, SO41

Approximate Area = 2817 sq ft / 261.7 sq m (Includes Annexe / Garage)

Limited Use Area(s) = 44 sq ft / 4 sq m

Total = 2861 sq ft / 265.7 sq m

For identification only - Not to scale



Property Specification



- Detached Edwardian Home
- Situated in the heart of Lymington
- Separate detached Annexe
- Four/ Five bedrooms including the Annexe
- Five bathrooms Including The Annexe
- Single Garage & Ample Parking for 2/3 Cars
- Recently refurbished & sensitively modernised throughout
- Second home and holiday home opportunity with high income potential
- Versatile accommodation throughout
- Investment income potential from both the house and annexe together or separate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Description

Substantial detached Edwardian family home with a delightful separate annex that is ideally set up for holiday letting with high income potential. Constructed in circa 1905 and located 180 yards from Lymington High Street, this property has been the subject of a major renovation. Character features have been retained and re-instated whilst areas have been remodelled and modernised.

The Gables boasts an abundance of versatile accommodation. The enclosed front entrance porch is approached from the driveway with wooden door opening into a spacious entrance hall giving access to the principle rooms. The front room is currently arranged as a downstairs bedroom. It has a feature bay window to the front aspect, high ceiling with original coving and could equally be used as a second sitting room, playroom, office, or formal dining room. The Cloakroom has a fitted corner shower cubicle tiled with arts and crafts designs and a Burlington W/C and wash hand basin. The sitting room has a feature bay window and high ceiling with coving. The stunning feature full height fireplace straddles the sitting room and kitchen area. At the rear of the room is an opening with original arch which leads into a small office area with a window looking out on to the rear garden. The kitchen area has a peninsula with stools and an inset Smeg induction hob with pan drawers below and a recess which houses a TV. The kitchen units are hand painted and are situated above and below a white quartz worktop. There is a deep sink and drainer unit, a Pronteau hot water tap, a built in Bloomberg double oven and grill, together with space and plumbing for a dishwasher and integrated fridge freezer. An internal glass panel sliding door leads from the kitchen to the Utility room while another glass door opens into the Conservatory/sun room. The Conservatory/Sunroom is an Aluminium Ultraframe Living room and was built in 2020 to create a light, bright, comfortable additional space to be used all year round that looks out over the garden. The Utility room provides a range of storage cupboards, butler sink and has Quartz work surfaces. The Utility also has room for a washing machine, American style fridge/freezer, and second dishwasher. The grand wooden staircase leads to the upstairs bedroom accommodation comprising of a double aspect master bedroom with luxurious spacious en suite and two other sizable bedrooms both en suite.

Externally there is an adjoining garage to the left with two parking spaces plus additional gravel area for a further two cars to the front of the property on the right. To the front of the property is an adjacent area of lawn, surrounded by a well-established shrub screen with raised stone borders, a gateway leads through to the side where there is a pleasant, enclosed courtyard area and access to the Annex. The established garden has an area of patio leading onto a lawn with raised flower border with timber support, brick paved patio area with Summer House with power and brick-built Barbecue whilst to the side of the property, there are two Cedarwood garden sheds.

The detached annex is adjacent to the main house and has its own area of garden. The accommodation offers a fitted Kitchen, a lounge area to the front and stairs lead to the first floor. Upstairs the bedroom is a well-proportioned double room with an en-suite shower room with tiled shower cubicle, W/C and vanity wash hand basin with cupboards below and a ceiling Velux window. The annex is delightful and ideally set up for holiday letting with high income potential.

https://www.airbnb.co.uk/rooms/51885786?check_in=2022-11-18&check_out=2022-11-23&guests=1&adults=2&s=67&unique_share_id=e129dbbf-4d81-40ed-bc4c-508d0577037c

The property is within an easy short walk of Lymington High Street, the sailing clubs and the marinas. The beautiful Georgian market town of Lymington, has many independent shops and the picturesque quay, deep water marinas, and sailing clubs. Lymington has a numerous highly regarded restaurants and designer boutiques and is surrounded by the outstanding natural beauty of the New Forest National Park. To the north are the New Forest villages of Brockenhurst and Lyndhurst and Junction 1 of the M27 which links to the M3 for access to London. There is also a branch line train link to Brockenhurst Railway Station (approx. 5.5 miles) which provides a half hourly service to London Waterloo with a journey time of approximately 90 minutes.





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