



Clayhill House

Clay Hill, Lyndhurst, SO43 7DE

SPENCERS
NEW FOREST





CLAYHILL HOUSE

CLAY HILL • LYNDHURST

A deceptively spacious five bedroom detached home, formerly run as a successful Bed & Breakfast with separate owners apartment and further ancillary accommodation. Further benefits include a detached double garage with large studio/home office above, private rear garden and numerous outbuildings, backing onto paddocks and forest behind.

£860,000



5



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4





The Property

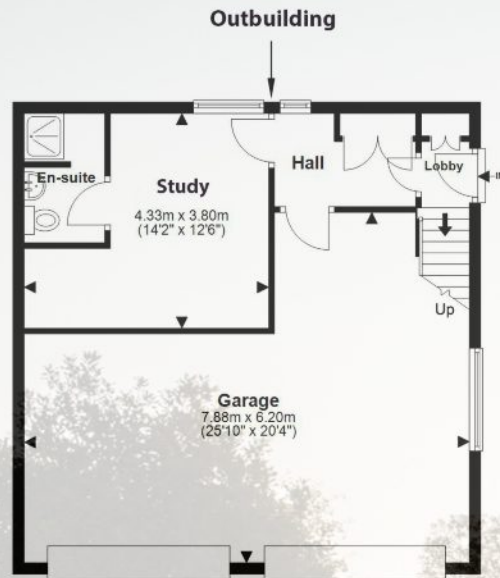
A solid double glazed front door grants access into an impressive hallway which opens up in turn to a snug area with a feature fireplace with woodburner and access from here leads to the cloakroom and rear lobby.

The dining room enjoys dual aspect windows and another feature fireplace. An inner hallway provides under-stair storage and a further cloakroom and leads to a generous living room which benefits from a wood burner with tiled hearth and wooden mantle over, bay windows and patio doors lead to the rear patio and garden.

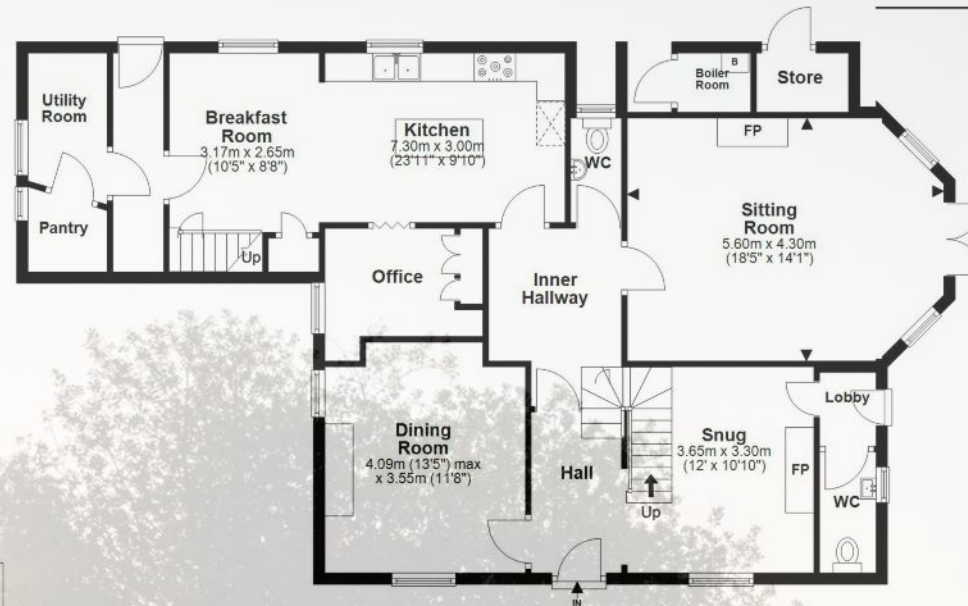
The warm, country kitchen/breakfast room has a range of units fitted at base and wall height with granite worktops, space for a large fridge/freezer, range cooker boasting 7 gas ring hob, double Belfast sink, island with matching granite worktop, storage and electric sockets.



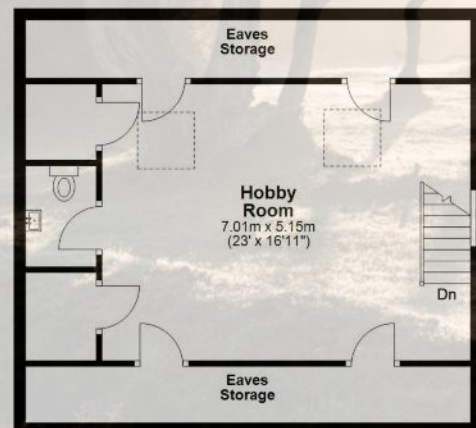
Floor Plan



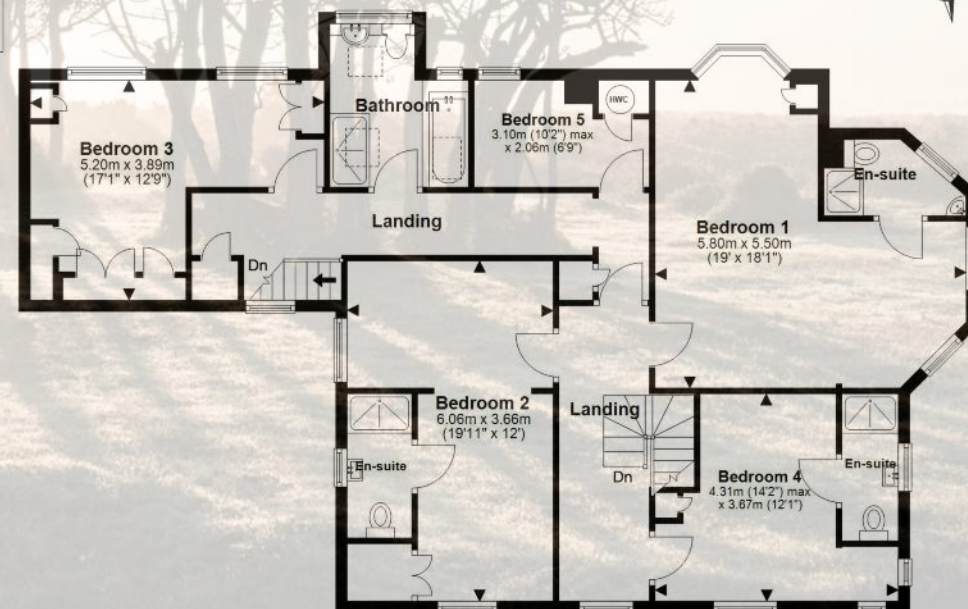
Ground Floor



Approx Gross Internal Areas
House: 219.5 sqm / 2362.9 sqft
Outbuilding: 120.8 sqm / 1300.7 sqft
Total Approx Gross Area: 340.3 sqm / 3663.6 sqft



First Floor





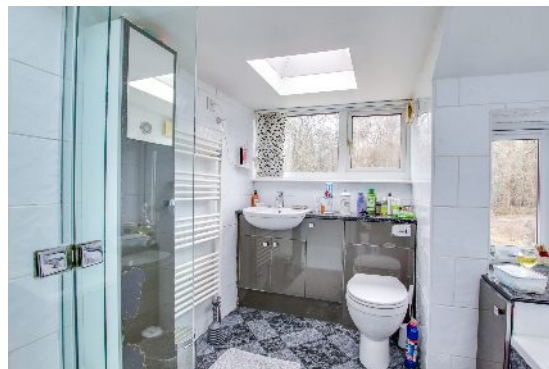
The Property Continued...

An office (formerly the larder) is set off the kitchen and a dining area leads on to a utility room and original pantry. Stairs from the dining area lead up to the owners accommodation.

The main staircase leads to the first floor landing providing access to three generous ensuite bedrooms.

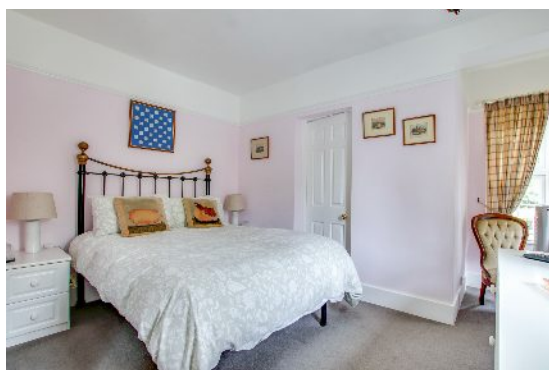
An inner landing with airing cupboard/linen storage draws a distinct line between this guest accommodation and the private quarters of the owners, comprising a single bedroom, a well-appointed family bathroom with shower cubicle, bath with shower attachment, sink and w/c with built-in vanity units, tiled flooring, heated towel rail and several windows, including Veluxes, bringing a great deal of light into the room.

Bedroom three provides an enormous amount of storage with fitted cupboards, wardrobes and drawers, with window to side elevation overlooking a neighbouring paddock owned by the Forestry Commission. A second set of stairs lead down to the kitchen.



Grounds & Gardens

There is ample off-road parking in front of the garages, numerous outbuildings and storage areas. The private part walled rear garden has a patio and is laid to lawn. Currently, there are several chicken coops, a wood store, tiered seating area and a well.



There is a detached double garage and workshop with electric doors, and a hobby room/home office above with generous eaves storage, separate w/c and hand wash basin. At the rear of the garage is a large study and en-suite shower room with shower, w/c, sink and under-floor heating.



Directions

From our office in Brockenhurst turn left and take the first left hand turn into Grigg Lane/B3055. Continue to the end of Grigg Lane and turn left onto the Lyndhurst Road/A337. Continue to follow the road for approximately three miles and the property will be found on your right hand side as you enter Lyndhurst just before the Crown & Stirrup public house.

Additional Information

Tenure: Freehold

Council Tax Band: TBC - Currently band B but there is an application pending to change from commercial to residential.

Energy Performance Rating: D Current: 66 Potential: 80

Services: Mains gas, electric, water and drainage
Gas Central Heating

Property Construction: Rendered brick

Broadband: ADSL Copper-based phone landline

Current Supplier: The Calls Warehouse

Superfast broadband with speeds of up to 54 Mbps is available at the property (Ofcom).

Mobile Coverage: No known issues, buyer to check with their provider

Agents Note: The property is currently listed for commercial purposes. There is an application pending for change of use to residential.

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 for 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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