



Twynham House

64 High Street, Lymington, SO41 9AL

SPENCERS  
NEW FOREST







*A beautiful Grade II\* Listed building in a prime position on Lymington High Street. This four storey (plus basement) property has planning permission to be converted back from offices to residential accommodation.*

## The Property

The building, which is Grade II\* Listed is believed to date from the 1700s and is one of the quintessential red brick and stone town houses that contribute to the High Street's unique character. An convenient feature of this property is the secure private parking for three or four cars that lies to the rear of the building. Planning permission has recently been granted to convert the building back from office use to residential.

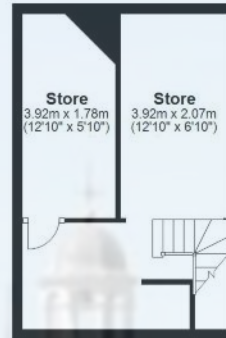
The front door opens to an entrance lobby beyond which lies a hall and ground floor reception room. Behind this the staircase hall features an elegant original staircase which rises four floors through the centre of the house. Below the stairs is a door to the cellar where there are extensive arched brick wine bins. To the rear of the house on the ground floor is a breakfast room with door to a separate kitchen with sink and work surfaces. There is also a wc on the ground floor with a rear hall and back door to the courtyard garden.

**£550,000**



## FLOOR PLAN

Basement

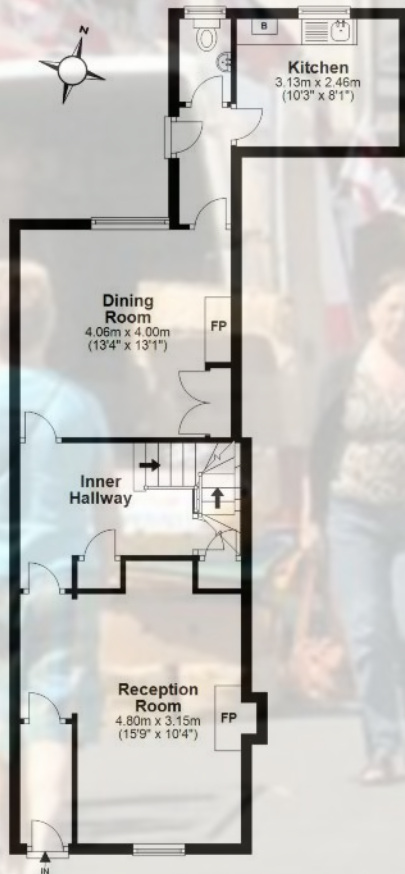


### Approx Gross Internal Areas

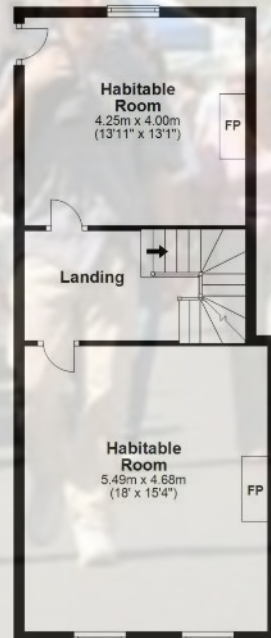
Basement: 23.9 sqm / 257.2 sqft  
 Ground Floor: 61.3 sqm / 659.8 sqft  
 First Floor: 52.5 sqm / 565.2 sqft  
 Second Floor: 52.5 sqm / 565.2 sqft  
 Top Floor: 34.8 sqm / 374.7 sqft

**Total Approx Gross Area:**  
 225.2 sqm / 2421.9 sqft

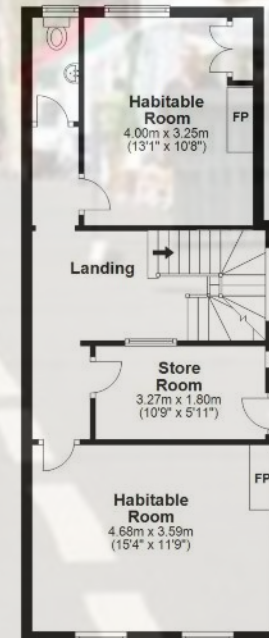
Ground Floor



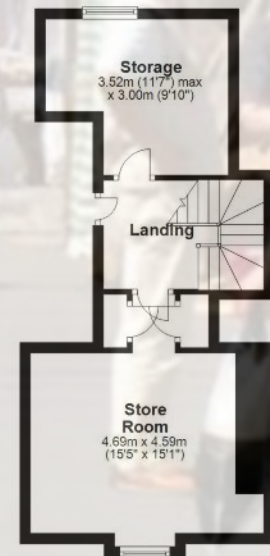
First Floor



Second Floor



Third Floor



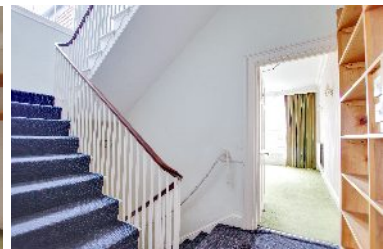


*The beautifully proportioned rooms have been retained and can sensibly be arranged as living rooms and bedrooms without major alterations. To the rear of the property is a courtyard garden and a large parking area for up to 4 cars.*

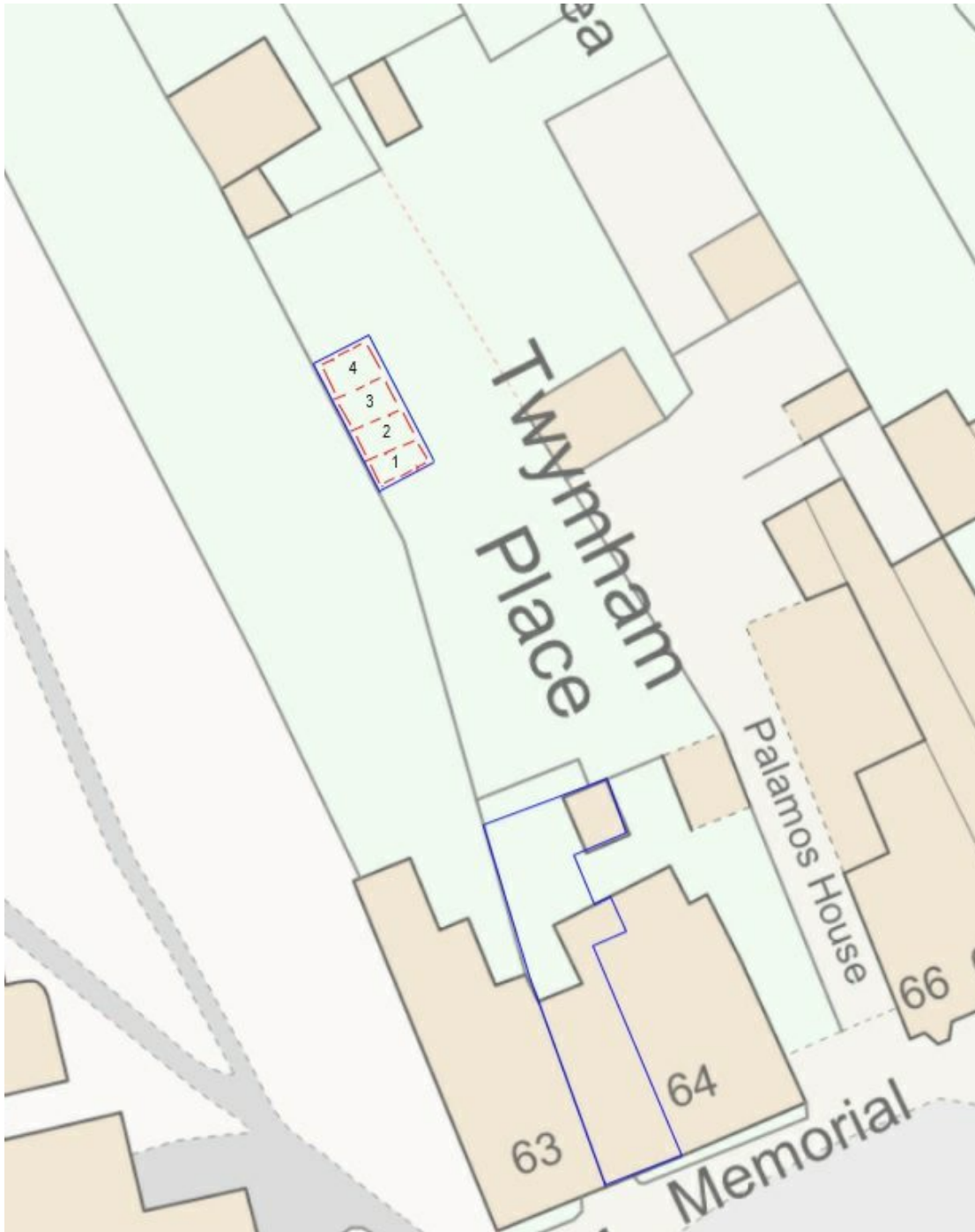
### The Property continued . . .

On the first floor is a beautifully proportioned sitting room with twin sash windows, high ceilings and fire place. Also on this floor is a further room that could be either a study or bedroom. On the next floor are two further bedrooms with a further room, currently used as a store room which would be an ideal bathroom. On the top floor are two further attic bedrooms.

On the first and second floors are fire exits into the adjoining properties (to the benefit of both Twynham House and its neighbours) on either side which remain locked unless in event of fire.







*To the rear of the property is a courtyard garden, brick outbuildings as well as a large parking area for up to 3 cars.*

### The Situation

Twynham House is positioned in an exceptionally convenient location on Lymington's picturesque High Street adjacent to St Thomas' Church. All the town's facilities are on the doorstep with a wide range of independent shops, cafe's, pubs, restaurant and boutiques within easy reach. There is ample recreational space at Woodside Park a short distance away with the town's renowned sailing clubs and marinas also within walking distance. Lymington has a rail service to Brockenhurst twice an hour which connects with direct trains to the capital.

### Grounds & Gardens

Twynham House has a small courtyard garden and a right of access down the drive which leads to 4 private parking spaces. The buyer will be required to contribute 22% (5.5% per space) towards the reasonable annual costs to repair and maintain the access road. To the left of the drive are several parking spaces owned by Scott Bailey solicitors who also have a pedestrian right of way across the courtyard to their own garden behind their offices to the west.





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## Services

All mains services are connected

A Community Infrastructure Levy is payable of £11,168.31

Council Tax - TBC

Superfast Broadband with speeds of up to 80 Mbps are available at the property (Ofcom)

EPC - Not required due to Listing

## Directions

From our office on the High Street, head towards the Church and Twynham House will be found on the right hand side after approximately 75 yards.

## 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:  
74 High Street, Lymington, SO41 9AL  
T: 01590 674 222 E: [lymington@spencersnewforest.com](mailto:lymington@spencersnewforest.com)

[www.spencersnewforest.com](http://www.spencersnewforest.com)