



FELLS GULLIVER

PROPERTY EXPERTS

Est.1988

29 Tithe Barn

Lymington • SO41 9ED



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Offered chain free and located within walking distance of Lymington High Street, this well presented two bedroom semi detached house is nestled in a quiet cul-de-sac location and benefits from a unique outbuilding and a one bedroom annex with shower room.



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£390,000

Key Features

- Well equipped kitchen
- Ground floor shower room with underfloor heating
- Studio/office and separate shed
- Within walking distance to Lymington high street
- EPC Rating: D & Council Tax Band: B
- Sitting room with wood burner
- Two first floor bedrooms
- Summerhouse, current utilised as an annexe, with double bedroom and en-suite shower room
- Offered for sale with no forward chain.



Description

This charming two bedroom semi detached house offers a unique layout that includes an outbuilding currently used as a spacious office, making it ideal for remote work or a creative studio. There is a separate one bedroom annexe with en-suite shower room and is located within walking distance to Lymington High street. The property has the added benefit of being offered for sale with no forward chain.

Front door leading into the entrance hall, with stairs rising to the first floor. The dual aspect sitting room is to the right of the hall with windows to the front and rear aspect and there is a feature fireplace with inset wood burner. Door from entrance hall into the kitchen which has windows to the front and rear and a door to the side aspect leading out to the garden. There is a range of floor and wall mounted cupboard and drawer units with stainless steel inset single bowl and drainer sink unit with mixer tap over and tiled splashbacks. Integral electric oven with four ring ceramic hob above and extractor hood over. Space and plumbing for washing machine and space for fridge freezer. Wall mounted gas fired central heating boiler. Ground floor shower room comprising of a large walk-in shower, WC, hand wash basin, radiator, fully tiled walls, underfloor heating, extractor fan and window to the rear aspect.

The first floor landing has window to the rear aspect. Master bedroom with built-in cupboard and windows to the front and side aspect. Double bedroom two has windows to front and side aspect and double fitted wardrobe/airing cupboard.

One of the standout features of this property is the separate one bedroom annexe in the garden which has patio doors, a window to

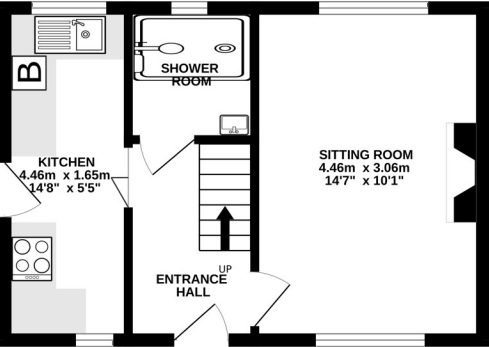
side aspect and a velux roof light. En-suite shower room with fully tiled walk-in shower cubicle with electric shower and glass shower door, wash hand basin, WC, heated towel rail and extractor fan.

Outside, the property benefits from well maintained landscaped garden areas that provide a pleasant outdoor space for relaxation and entertaining or gardening enthusiasts. The rear garden has a paved area that leads to the outbuilding/office which has power. The majority of the garden is laid to lawn with a pleasant feature circular area with upright wooden edging and ideal for seating and firepit. There is also a good size shed with door and windows. The garden is enclosed by timber fencing to all sides and there are various trees, plants and shrubs. To the front of the property there is a high hedge with cut-out section, providing pedestrian access leading up to the front door with a path leading round to the garden.

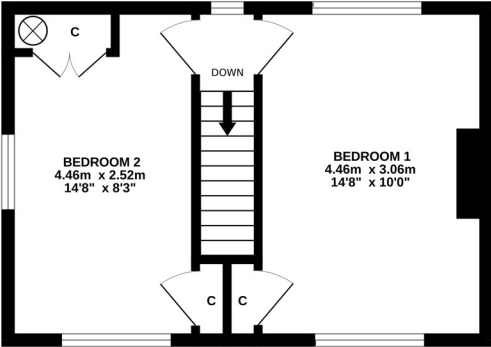
The property is within walking distance of the Lymington Town Train Station and the beautiful Georgian market town of Lymington, with its many independent shops, picturesque Quay, deep water marinas, sailing clubs and local Schools which have "Good" and "Outstanding" Ofsted ratings. Lymington has numerous 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.

Floor Plan

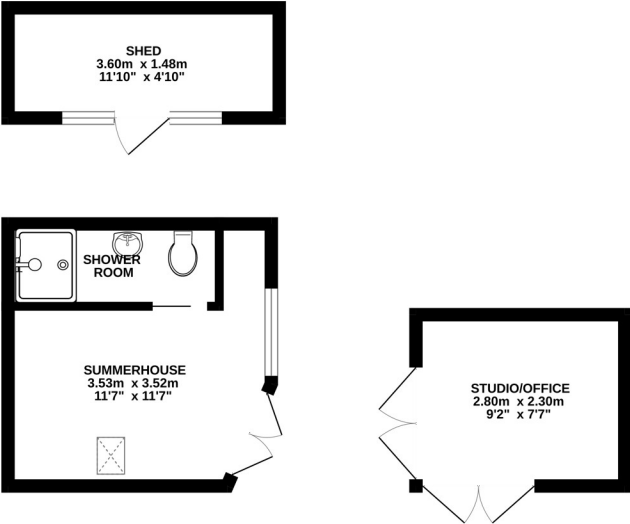
GROUND FLOOR
28.1 sq.m. (302 sq.ft.) approx.



1ST FLOOR
28.2 sq.m. (304 sq.ft.) approx.



OUTBUILDINGS
23.9 sq.m. (257 sq.ft.) approx.



29 TITHE BARN
TOTAL FLOOR AREA : 80.1 sq.m. (863 sq.ft.) approx.
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For more information or to arrange a viewing please contact
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