



**Gearys Cottage**

*Undershore Road, Lymington, SO41 5SA*

**SPENCERS**  
COASTAL





*A charming and beautifully presented period house of rare quality in a glorious riverside setting with generous gardens and potential to extend. The house has been lovingly refurbished in recent years combining modern convenience with many attractive traditional features.*



## The Property

Gearys Cottage is believed to date from the 18th Century and is furnished with a wealth of traditional features including exposed beams, brickwork and timber doors which have been carefully amalgamated into a practical and highly comfortable home. While currently offering ample accommodation the current owners obtained planning permission several years ago to further extend the house to the rear to create additional ground floor space and a further bedroom on the first floor. While this has now lapsed it provides a guide to what could potentially be created subject to re-acquiring the necessary consents. Plans are available from the selling agent.

**£1,500,000**



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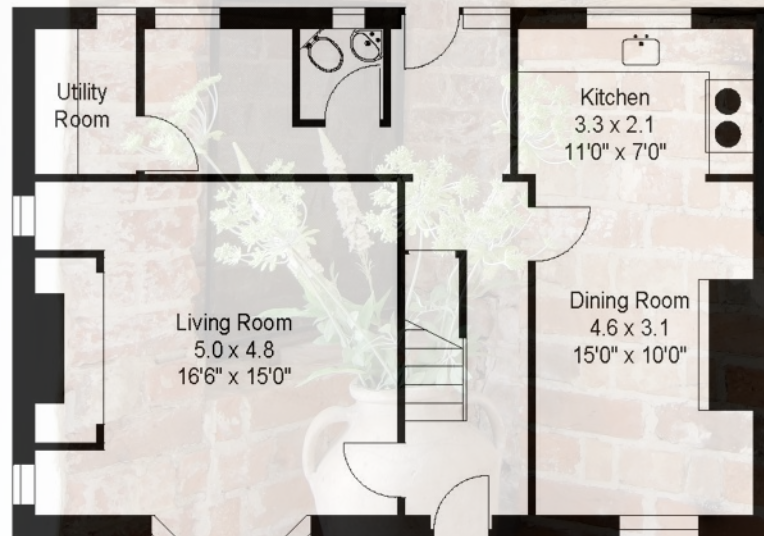
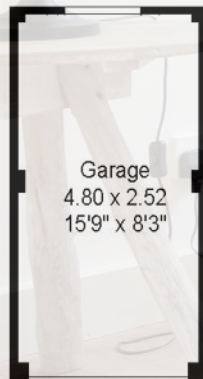
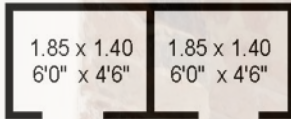


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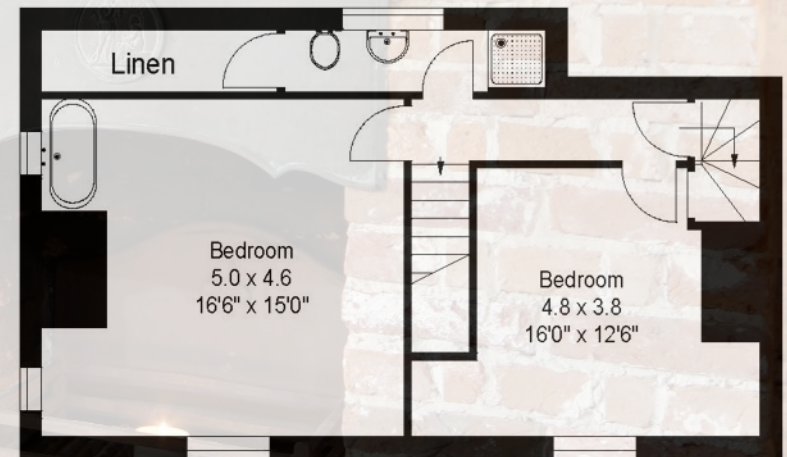


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# FLOOR PLAN



## Second Floor



## First Floor

## Ground Floor

Approximate  
Gross Internal Floor Area  
House: 159sq.m. or 1712sq.ft.  
Outbuildings: 17sq.m. or 183sq.ft.

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NOT TO SCALE



*There is ample off-road parking, outbuildings and a single garage.*

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### **The Property continued . . .**

The front door opens to a welcoming hall with stairs rising to the first floor. There is a spacious sitting room featuring a bay window from which there are views of the river as well as an open fireplace inglenook and exposed ceiling beams. Also on the ground floor is a kitchen / dining room that runs the full length of the building and incorporates fitted cupboards and a gas fired 'Esse' rayburn-style cooker. There is room for a dining table and the exposed brick chimney breast is fitted with a cosy wood burning stove.

Also on the ground floor is a wc, study area and utility room with counter top, space for a washer/dryer.

Upstairs there is a delightful master bedroom complete with exposed beams, chimney breast with feature fire place, wide wooden floorboards and a luxurious bath positioned under one of the windows.

Bedroom 2 also has an attractive chimney breast, floorboards and exposed beams and is adjacent to a separate shower room complete with airing cupboard.

Stairs rise to the second floor where there is a hugely welcoming third bedroom perfect for twin beds amongst the ancient timbers of the building and screened from the stairs by an original wooden latch door. There is an adjoining bathroom with views to the river.



## Grounds & Gardens

The house is approached over a gravel drive with parking for several cars as well as a single, detached garage. There is a quintessential English cottage garden to the front of the house with a mature walnut tree, hedging and shrubs marking the boundary and providing complete screening and privacy. The majority of the gardens, which in total extend to over half an acre, lie to the rear of the house and are mostly level, laid to lawn and planted with mature fruit trees of both apple and pear. There are many glorious spots in the garden where one can sit and watch the river from its predominantly south westerly aspect. The garden also contains several outbuildings, the first of which contains a home office with separate store room. There is also a brick privy which would benefit from some updating.

## Situation

Geary's Cottage sits in a superb elevated position with gardens extending to 0.57 acres which provide beautiful views across the Lymington River. The house is conveniently positioned for access to the facilities of Lymington High Street as well as the open spaces of the New Forest National Park which lies to the north. The proximity to the river is a significant asset and the current owners acquired a permit to moor a tender on the water opposite the entrance to the house as well as taking kayaks and paddle boards out on the river. The wide open spaces of the New Forest National Park lie just to the north and offer endless walks and cycle rides. Lymington has a picturesque high street with a weekly market as well as a range of independent shops, cafes and restaurants. It is a renowned sailing centre with two sailing clubs alongside a choice of marinas. The house, being close to Lymington, qualifies to apply for a river mooring for a boat although this could be subject to a waiting list.



## Directions

From our office in Lymington High Street, turn left. At the bottom of the hill turn left again into Gosport Street. Continue for a short distance; at the roundabout turn right into B3054 (Bridge Road) and cross Lymington River. Turn right onto Undershore Road. Pass the first run of houses on the left hand side and then continue for another 100 yards where you will find the entrance to the house on the left hand side.



*Both Lymington and Brockenhurst afford fine schooling (both state and private) with the latter having a tertiary college.*

### Services

Tenure: Freehold

Council Tax: F

Energy Performance Rating: E Current:44

Potential: 82

Property Construction: Dates from the 18<sup>th</sup> century, rendered brick with clay roof tile

Heating: Gas central heating

Utility Supplies: Mains electricity, gas & water.

Drainage: Private drainage. There is a small sewage treatment plant that was newly installed in 2023 and meets current regulations. The property has sole use of this and the tank is within the boundary of the property.

Broadband: Superfast broadband with speeds of up to 62mbps is available at this property

Mobile Signal / Coverage: Good for most networks. No known issues, buyer to check with their provider

Parking: Private Driveway and garage

Conservation Area:Yes, Forest South East

### Important Information

Spencers of Lymington 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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