



Derby Lodge

*37 Stanley Road, Lymington, SO41 3SL*

SPENCERS  
COASTAL





# DERBY LODGE

LYMINGTON • HAMPSHIRE

*A rare opportunity to secure an Edwardian four bedroom character home dating back to the late 19<sup>th</sup> century set on a generous plot and in a premium location, being close to the marinas, sailing clubs and amenities.*

## Ground Floor

Sitting Room • Dining Room • Kitchen • Conservatory • Utility  
Bathroom • Store • Studio • Cloakroom

## First Floor

Four Bedrooms • Family Bathroom

**£1,650,000**

 4  2  2



## The Property

This individual and character house retains many of its original features including windows, window panes, pantry and outbuildings with original chimney stack and is positioned on one of the largest plots south of the high street with a variety of wildlife visiting.

A covered entrance porch and panelled front door leads to the spacious hallway with galleried landing. Attractive parquet flooring and under stairs cupboards. Cloakroom/shower room with newly installed wall mounted Worcester gas fired boiler, providing domestic hot water and central heating. A door opens into the lovely south facing sitting room/dining room with feature marble fireplace and shelving to one side. An archway leads through to the breakfast room. This has a return door to the hallway and also has French doors opening into the conservatory. The

kitchen overlooks the garden and has a range of floor and wall mounted cupboards and space and plumbing for dishwasher and space for gas cooker. At the end of the kitchen is a large walk-in larder and glazed door to the rear conservatory porch with space for washing machine and tumble dryer etc. There is also an outside sink unit. A glazed door gives access to the side driveway and a door to the studio, which provides for a bedsit with a kitchenette and cloakroom. This has French doors opening out onto the garden.

To the first floor, there are four bedrooms - three doubles and one single and a family bathroom. All the bedrooms have exposed timber floorboards.

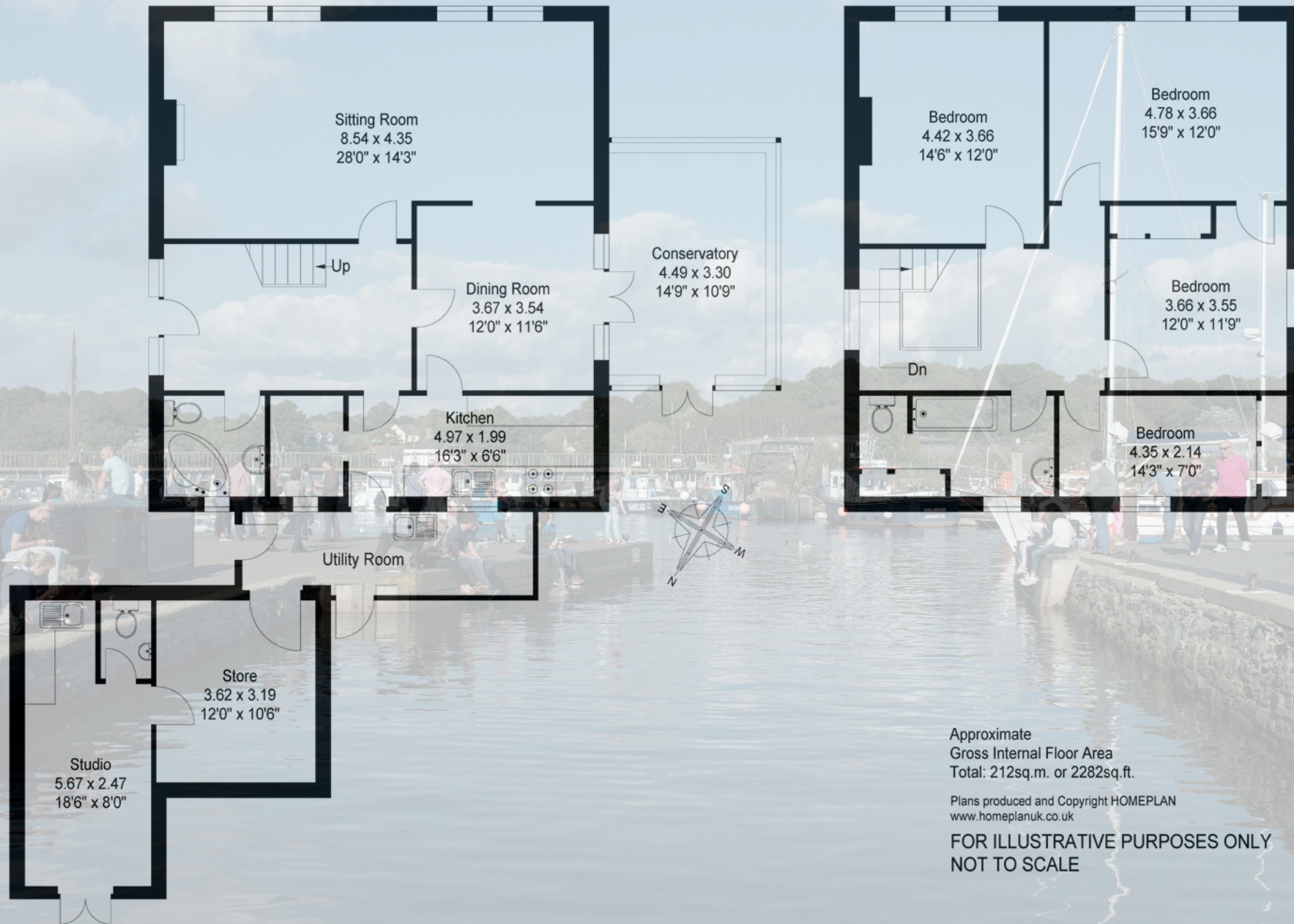
Agents Note: Planning for conversion of the outbuildings were submitted on 23<sup>rd</sup> November 23.







# FLOOR PLAN



Approximate  
Gross Internal Floor Area  
Total: 212sq.m. or 2282sq.ft.

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**FOR ILLUSTRATIVE PURPOSES ONLY  
NOT TO SCALE**







*This delightful family home has a large garden, off road parking and offers excellent scope to extend or redevelop, subject to the necessary planning permissions.*

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## Grounds & Gardens

Outside, the property is approached from Stanley Road by a gravel driveway which gives access to the front door and around the front of the property to the rear garden. The garden has been over the years planted with a variety of specimen trees, flowers and shrubs with a large flagstone terrace leading off from both the conservatory and the kitchen. There is an attractive lawn, beyond which are bedded plants, a timber framed green house and a summer house. It is fair to say this is more of a natural garden offering potential for a variety of uses.



## Directions

From our office in the High Street turn left opposite the church into Church Lane. After passing Grove Road bear left into Waterford Lane. At the end of Waterford Lane turn left into Stanley Road where the property will be seen on the left hand side, just after Spring Road.

## Services

Energy Efficiency Rating: E Current: 53 Potential: 78

Council Tax Band: G

All mains services are connected.





## The Situation

The property is situated in Lymington's prime Golden Triangle to the south of the High Street and positioned close to Lymington's marinas and yacht clubs. This house is ideal for the sailing enthusiast. Lymington is situated on the southern edge of the New Forest and is recognised worldwide as a sailing resort. It is a picturesque market town with an excellent range of boutiques shops and restaurants, a weekly market, and a selection of cafes and pubs. The Lymington Railway Station is a branch line to Brockenhurst mainline station, where there is a mainline to London Waterloo (approximately 90 minutes). There are highly regarded independent schools in the area include Ballard, Durlston Court and Walhampton, while local state schools at every level are mostly rated 'good' or 'outstanding' by Ofsted.

## Property Video

Point your camera at the QR code below to view our professionally produced video.



## 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 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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