



Carys Cottage

May Lane, Pilley, Lymington, SO41 5QR

SPENCERS
COASTAL





A charming three bedroom forest cottage set in the heart of the sought after New Forest village of Pilley. The property has been extended and lovingly refurbished to create a welcoming home with the perfect combination of old and new.

The Property

On entering the property there is an enclosed porch which in turn leads to the entrance hallway with stairs rising to the first floor. The sitting room is of notable size and has a southerly aspect with a wonderful bay window enjoying views over the garden as well as double doors leading out to the sunny courtyard area.

The dining room enjoys attractive views out to the garden and there are exposed ceiling timbers which create a warm and homely ambience. In addition, there is also a cloakroom adjacent to the dining room, for second home purchasers this room could prove ideal for use as a further double bedroom to accommodate guests. The kitchen is fitted with a comprehensive range of country style cream shaker base and wall units with wooden worktops and Belfast sink. There is an array of fitted appliances including a Bosch oven and electric hob, fridge/freezer as well as space and plumbing for a tumble dryer and washing machine.

£750,000





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This beautiful cottage may well appeal to downsizers wanting a manageable property or second home purchasers wishing to have a character house that allows for convenient use of both the forest and coast.

The Property Continued

To the first floor a landing affords access to all the first floor rooms and conveniently for a property of this age the bathroom is positioned on this level. The spacious main bedroom with fitted storage overlooks the garden and has plentiful space for bedroom furniture. The second bedroom is light and airy, and a generous sized double. Bedroom three is adjacent to the bathroom which completes the first floor accommodation.



The Situation

The cottage lies in the centre of the popular forest village of Pilley with easy access to the village shop, post office and local Fleur De Lys Public house. Miles of open forest are on the doorstep and the Georgian market town of Lymington, with its river, marinas and yacht clubs, is situated approximately 3 miles south along with the attractive unspoilt coastline fronting The Solent. The manorial village of Beaulieu and its associated pretty hamlet of Bucklers Hard are situated on the Beaulieu River about 5 miles to the north east across the open forest.



FLOOR PLAN



Approx Gross Internal Areas

House: 98.5 sqm / 1060.2 sqft
Garage: 11.0 sqm / 118.4 sqft

**Total Approx Gross Area:
109.5 sqm / 1178.6 sqft**

Illustration for identification purposes only; measurements are approximate, not to scale. FP USketch Plan produced using PlanUp.







Grounds & Gardens

The property is located to the boundary of the plot and careful planting has created a high degree of privacy in the garden. There is a wealth of mature trees and shrubs providing a range of colour and interest. Adjacent to the house is a gravelled patio area which enjoys a sunny aspect. There is also a timber outbuilding which is set up as a home office, a storage shed, a garage with light and power and parking accessed via a five bar gate.

Directions

From our office in Lymington turn right and proceed up the High Street to the one way system. As you enter the one way system stay in the right hand land and go round to the right moving into the left hand lane as you get to Waitrose. Continue on this road through a set of traffic lights and over a mini roundabout and a further two roundabouts, after the second roundabout take a right immediately into Boldre Lane. Continue to the end of Boldre Lane and turn right into Pilley Hill, continue along Pilley Hill and Pilley Street and May Lane is a turning on the left. Whilst Carys Cottage is registered on May Lane we recommend for viewing to park Pilley Street end of the property.



Services

Energy Performance Rating: D Current: 68 Potential: 82

Council Tax Band: D

All mains services connected

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:

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