



Newtown Farm House

*Sallys Water, Newtown, Minstead, Lyndhurst, SO43 7GH*

SPENCERS  
NEW FOREST





# NEWTOWN FARM HOUSE

## NEWTOWN • MINSTEAD • NEW FOREST

*Situated in a quiet and secluded area of the New Forest National Park, lies this beautiful forest cottage offering both charm and flexible accommodation. This three/four-bedroom property occupies an elevated plot surrounded by a charming cottage. Newtown Farm House is the ideal country home which benefits from beautiful gardens approaching one third of an acre and is currently utilised as a successful holiday let.*

**£1,195,000**



### Ground Floor

Snug • Sitting Room • Dining Room • Kitchen • Shower Room

### First Floor

Three Bedrooms • Guest Bedroom • Family Bathroom • Separate WC

### Grounds & Gardens

Stunning Gardens • Double Garage • Off Road Parking • Summerhouse  
Stable Block





## The Property

A covered porch gives access through the main front door into a welcoming snug which sits centrally within the property, with wooden flooring and a stunning inglenook fireplace. The main sitting rooms sits alongside the snug and benefits from double aspect views, finger block parquet flooring and lovely French doors leading to the gardens.

To the other side of the snug, is a further large reception room equally offering double aspect views and versatile living space for an additional formal sitting area or kids room. A single door leads to the rear of the property where immediately in front of you is a downstairs shower room, the internal hall then continues into a useful dining room with a large window providing an abundance of natural light, beautiful gardens views, wooden flooring and a small step up into the kitchen.

The kitchen itself offers base level Shaker style units with wooden worksurfaces that wrap around the back of the room, providing ample storage as well as eye level shelving. A large range style Smeg electric oven with 5 ring induction hob sits underneath an Xpelair extractor. There is also a stainless-steel double sink with drainer and space and plumbing for a freestanding dishwasher. A door from the kitchen leads out to a conservatory which offers an ideal space for a utility/boot room and provides further access to the gardens.

Stairs from the snug lead to the first-floor landing, where all accommodation can be found.

The principal bedroom sits at the end of the house with stunning elevated double aspect views over the gardens, paddock and the surrounding countryside, this space also benefits from built-in wardrobe space.

Bedroom two offers a double room with built-in wardrobe and sits across the hall from the separate WC. Bedroom three sits to the far end of the property, with the added benefit of a dressing area with a small built-in wardrobe. This space also offers the versatility to be used as a guest bedroom. The bedroom accommodation is serviced by a four-piece bathroom, which completes the upstairs accommodation.

Potential to further extend, subject to potential planning (Stpp)







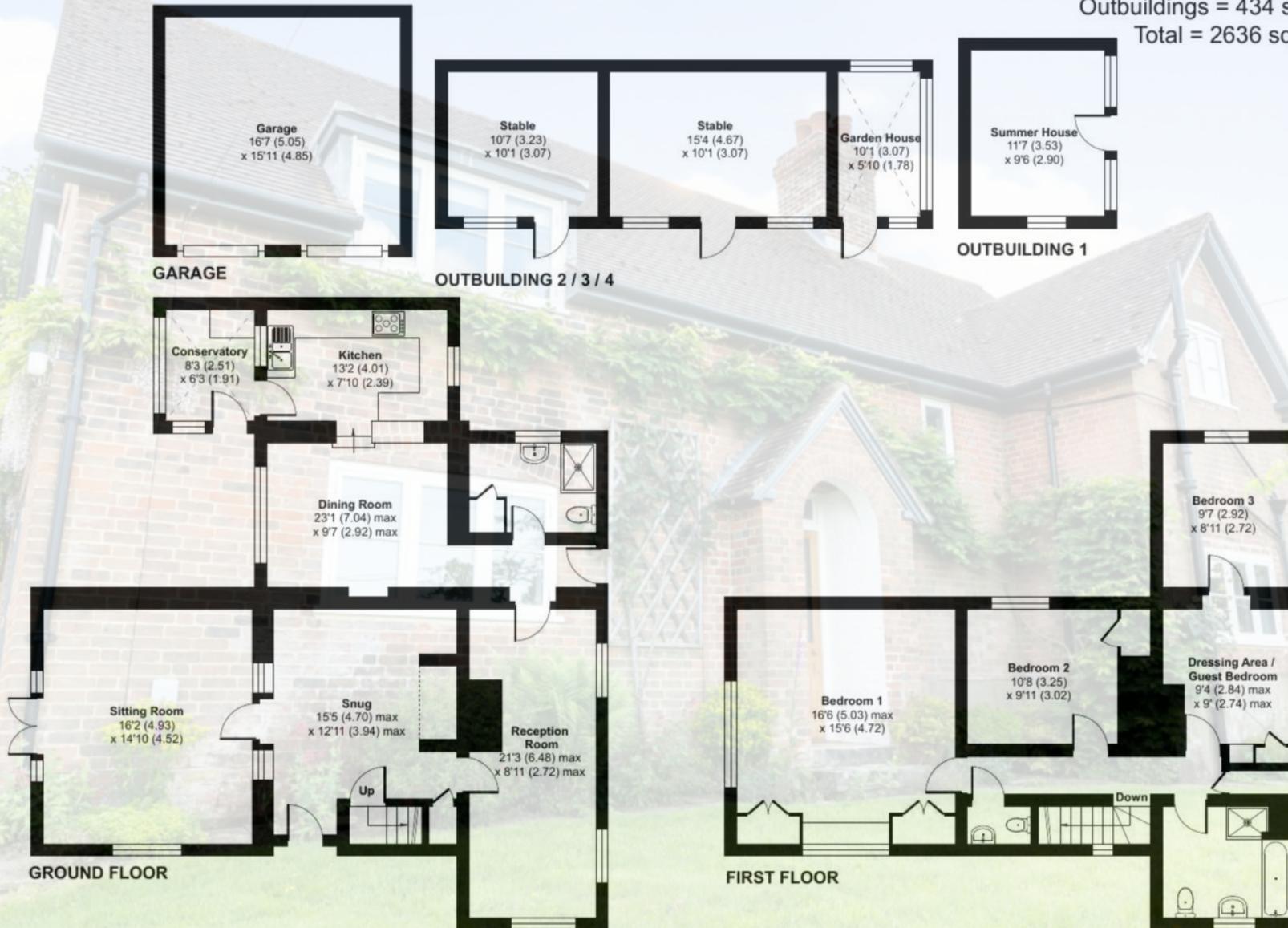
# Newtown, Minstead, Lyndhurst, SO43

Approximate Area = 1935 sq ft / 179.7 sq m

Garage = 267 sq ft / 24.8 sq m

Outbuildings = 434 sq ft / 40.3 sq m

Total = 2636 sq ft / 244.8 sq m



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Spencers of the New Forest Ltd. REF:1133866



## Grounds & Gardens

The property is accessed via a wooden picket gate that leads to a gravel driveway situated at the end of the garden plot and leads to a double garage. Small stepping stones lead from the parking area across the garden and towards the side patio, giving access to the kitchen/conservatory as well as the sitting room via the French doors.

The garden, which is mainly laid to lawn and bordered by a variety of trees, plants and shrubs, leads all the way up to the house and sweeps around the front, providing an element of tranquillity. The property and garden are flanked by fencing and hedging all around with a small picket gate leading from the lane up to the front door.

Two stables and garden house/store sit to the rear of the garden alongside a useful summer house.





## The Situation

Newtown Farm House is positioned in a rather idyllic location within Minstead, deep in the heart of the New Forest National Park. This sought after village benefits from a superb community spirit and provides day to day amenities including a village shop/tea room, public house, village hall and church. Although occupying a particularly peaceful location, Newtown Farm House is conveniently positioned within easy reach of the open forest, ideal for those looking to explore the New Forest National Park by foot or equally for equestrians, with a short ride through quiet country lanes before reaching thousands of acres of stunning hacking routes.

## The Local Area

Minstead is a perfect village in miniature. Tucked down a maze of country lanes and surrounded by woodland, it is tranquil and unspoiled, yet surprisingly and accessibly close to junction one of the M27 at Cadnam. For a small village it punches well above its size in terms of community and history. Overlooking its delightful green is a popular country inn, The Trusty Servant Inn, and a village shop and cafe tea room that serves as a community hub. There's also a quirky parish church which is the resting place of Sir Arthur Conan Doyle, creator of Sherlock Holmes. Nearby are what are thought to be two of the oldest oak trees in the Forest as well as the Rufus Stone, marking the spot where King William II was shot by an arrow.

## Points of Interest

A31/Stoney Cross	1.6 miles
M27	3.1 miles
New Forest Golf Club	4.2 miles
Lime Wood Hotel	4.8 miles
Ashurst Train Station	5.8 miles
Brockenhurst College	6.3 miles
Brockenhurst Train Station	6.4 miles
The Pig	6.7 miles
Brockenhurst Manor Golf Club	7.5 miles



## Services

Energy Performance Rating: TBC

Council Tax Band: G

Tenure: Freehold

Mains water and electricity - Private drainage - Oil fired central heating

## Agents Note

- Both the property and the land are believed to benefit from Commoners Rights
- We have been informed that the property benefits from Superfast Fibre Broadband
- Windows and doors replaced throughout with locally handmade, double glazed hardwood windows/doors within the last 2 years
- Approximately 1.1 acres of paddock land immediately adjacent to the cottage could be purchased by separate negotiation

## Directions

From the centre of Burley proceed along Chapel Lane and Lyndhurst Road for about 4 miles until reaching the A35, turning left towards Lyndhurst. Upon reaching Swan Green turn left signposted Emery Down and continue along for about two and a half miles, taking the fourth road on the right signposted Minstead and Newtown. Take the first left and continue along for about half a mile, where the property will be found on the left hand side.

## Viewing

By prior appointment only with the vendors agents Spencers of the New Forest.

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 or 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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