



1 Wellington Place

*Captains Row, Lyminster, SO41 9RS*

SPENCERS  
COASTAL





*A Grade II listed 5-bedroom townhouse offering stunning views over the Lymington River towards the Isle of Wight, situated in the historic part of Lymington on the south side of High Street and just a short walk from the High Street, the marinas and Lymington Quay.*

## The Property

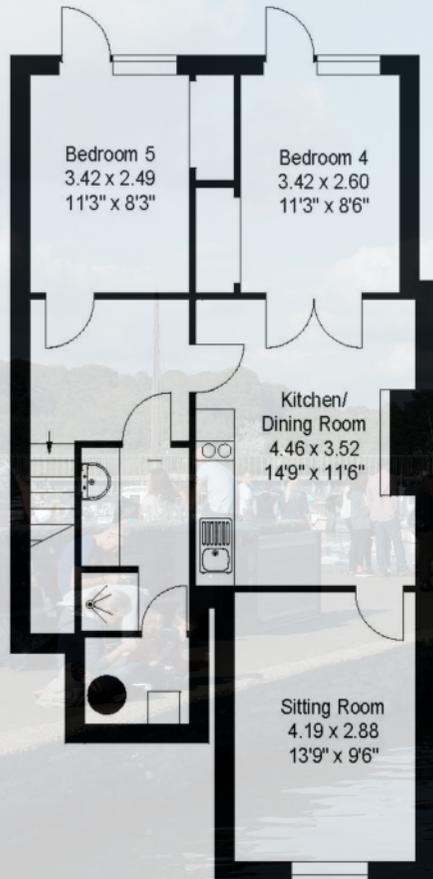
The front entrance opens into a spacious hallway, featuring a lift to the first and second floors, stairs with a storage cupboard underneath and additional stairs leading to the basement and integral garage. The hallway flows into a bright dining/family room, with a large window offering views of the garden and the Lymington River. This room includes two storage cupboards and ample space for a large dining table. The dining area connects to the kitchen and has a door leading to the terrace. The kitchen is well-equipped with floor-standing and wall-mounted cabinets and integrated appliances and four-ring electric hob with extractor, an oven below, and space for a fridge freezer. Another door provides access to the terrace. On the first floor, bedroom one features a range of mirrored wardrobes and offers views of the Lymington River toward Walhampton. The en-suite bathroom includes a walk-in shower, a bath, a vanity unit with washbasin, a WC, tiled flooring, and a towel rail. Bedroom three is also located on this floor, adjacent to a shower room



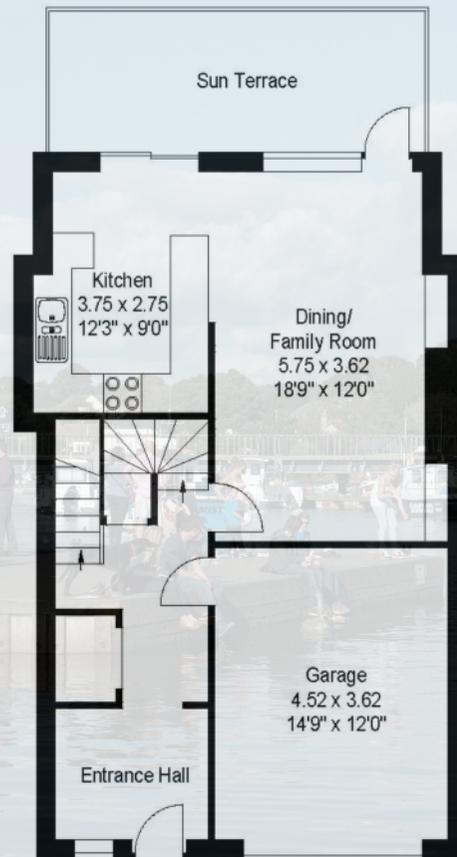
**£1,599,950**



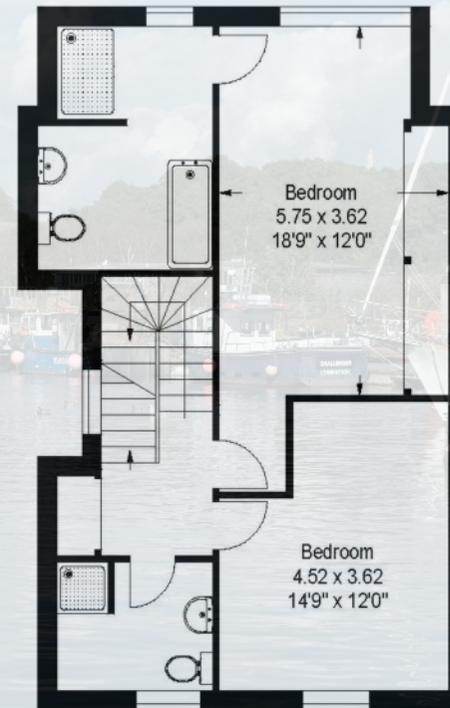
# FLOOR PLAN



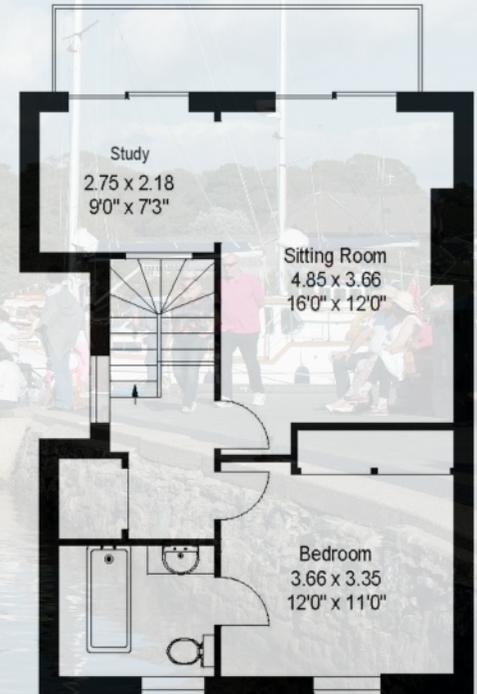
Basement



Ground Floor



First Floor



Second Floor

Approximate  
Gross Internal Floor Area  
Total: 243sq.m. or 2616sq.ft.  
(Including Garage)

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NOT TO SCALE



## The Property continued . . .

with a large, fully tiled walk-in shower, WC, vanity washbasin with cupboards, towel rail, and tiled flooring. The second floor boasts a stunning sitting room with uninterrupted views of the Lymington River. This room includes a fireplace with a gas fire and a sliding door leading to the balcony. The sitting room connects to a study, which also features breathtaking views and access to the balcony. The balcony, with its glazed balustrade, provides panoramic views from Walhampton across the Lymington River and Solent, with the Isle of Wight in the distance. Bedroom two which is also located on this level includes built-in wardrobes and an en-suite bathroom with a bath, shower attachment, WC, vanity basin with storage, part-tiled walls, and a towel rail. There is also an attic which provides plenty of storage. The annexe/basement area includes bedroom five, which has built-in wardrobes and a door leading to the terrace garden. The adjoining shower room features a vanity unit, WC with concealed cistern, wash basin, towel rail, fully tiled shower cubicle, and a door to the boiler room, housing the gas-fired central heating boiler and hot water system. The kitchen/dining room in this area includes a range of cabinets and drawers, a single bowl sink with drainer, a twin induction hob with extractor fan, oven, integrated fridge, and doors leading to the sitting room, which doubles as a cinema room. Glazed double doors provide access to the fourth bedroom.

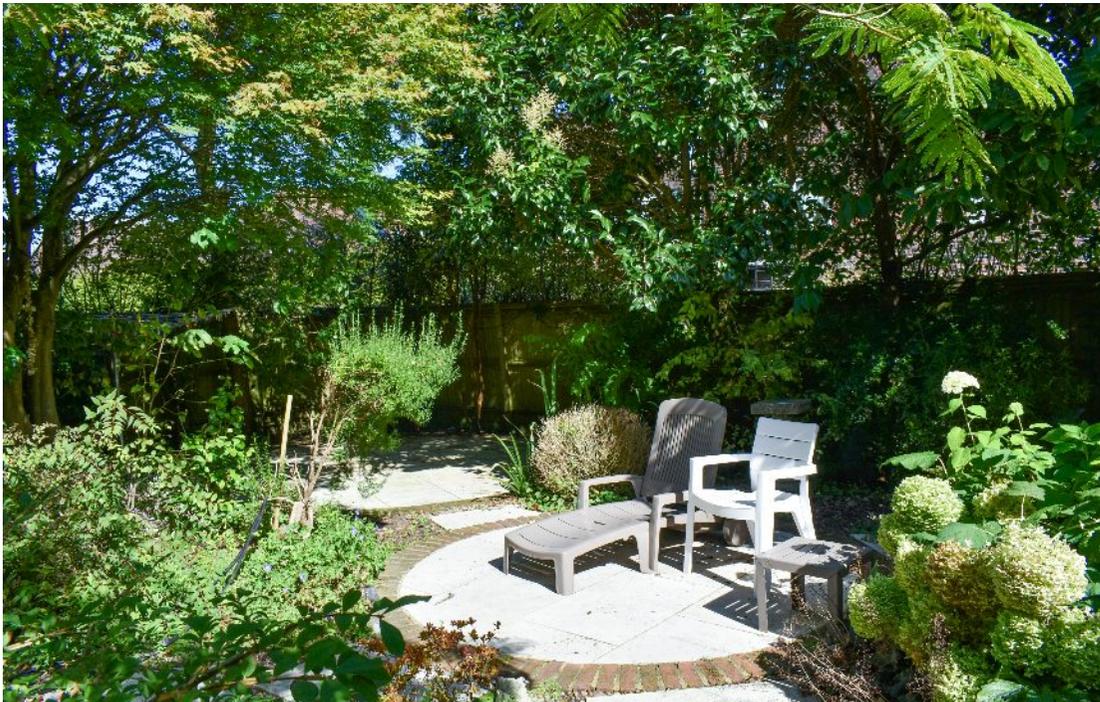
## Directions

By car: From our office turn right and take the first left into Church Lane. Take the first left into Grove Road, and at the end of the road turn left into Captains Row. The property can be found on the right hand side. On foot: Turn left out of the office, and continue down the High Street towards the Cobbles, just before the cobbles turn right into Captains Row and the property will be found on the left hand side after about 100 yards.



## Grounds & Gardens

The property boasts a beautifully landscaped garden featuring various paved sitting areas surrounded by established beds and borders with an array of mature trees providing shade and charm. In addition to the garden, there is an outbuilding that includes storage cupboards, along with space and plumbing for a washing machine and tumble dryer. The outbuilding also offers two additional storage areas, perfect for keeping tools or other items neatly tucked away. At the front of the property, you'll find an integral garage, offering both convenience and secure parking.



## Situation

The beautiful Georgian market town of Lymington with its cosmopolitan shopping and picturesque harbour is within easy reach of the property. Also within walking distance are the two large deep water marinas and sailing clubs for which the town has gained its status as a world renowned sailing resort, as well as an open-air seawater bath that was built in 1833. Lymington has a number of independent shops including some designer boutiques and is surrounded by the outstanding natural beauty of the New Forest National Park. A market is held in the High Street on Saturdays, the origins of which are thought to date back to the 13th century. To the north is the New Forest Village of 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 gives direct access to London Waterloo in approximately 90 minutes.



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

## Services

Tenure: Freehold

Main House, Ground Floor up: Council Tax: G

Basement: Council Tax: A

Energy Performance Rating: E

Current: 42 Potential: 59

Property Construction: TBC

Heating: Gas central heating

Utility Supplies: Mains gas, electricity, water and drainage

Broadband: Superfast broadband with speeds of up to 70mbps is available at this property

Conservation Area: Lymington

Parking: Garage

## 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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