



Court House

Captains Row, Lymington, SO41 9RP



SPENCERS





A charming three double bedroom character cottage set in the heart of Lymington on the historic “Captains Row” moments from the town quay, marinas and nearby train station. The property captures the essence of Lymington life positioned over three floors with beautifully designed rooms, far reaching views of the river and masts and a delightful courtyard garden.

The Property

On entering the property the principal reception room has a warm and welcoming feel. The lounge is beautifully appointed with a wealth of character, a log burner and wood floors. A small inner hallway with a cloakroom with good storage and access to the cellar. The hall leads to an impressive kitchen/dining room. There is a modern gas hob with a range of fitted cupboards and work surfaces, integrated dishwasher, washing machine, oven and space for a fridge freezer. The walls are part panelled with inset spot lights, wood floors, views to the courtyard garden with a stable door.

£825,000





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On Saturday, a market is held in the High Street, the origins of which probably date back to the 13th century.

The Property Continued

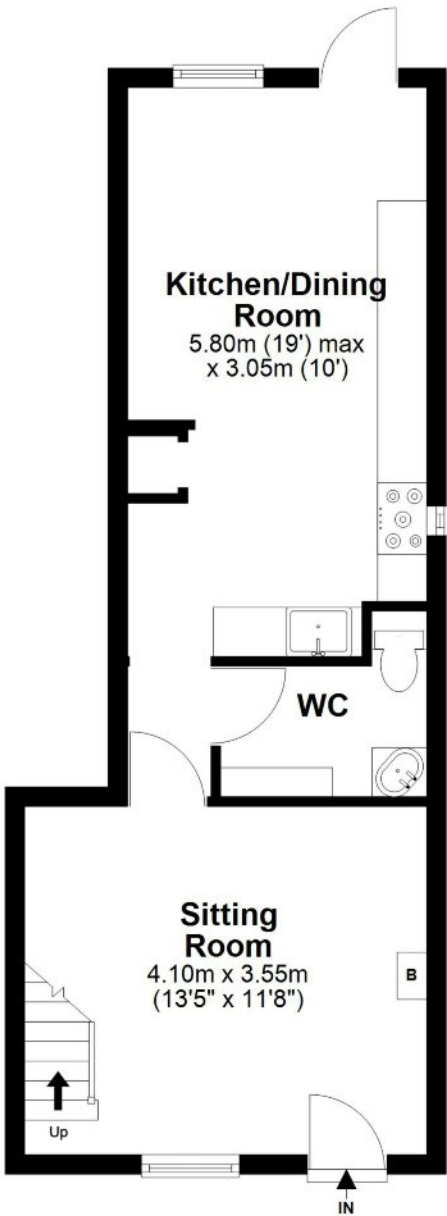
Stairs rise to the first floor landing and the delightful master bedroom with high ceilings, fitted wardrobes and a courtyard view. Bedroom two is a double with a front aspect, The family bathroom is here with a free standing slipper bath, separate shower, contemporary tiling and a spacious bathroom cabinet. Stairs rise to the top floor and a wonderful third double bedroom with far reaching views of the river and masts beyond. This spacious room also provides space for a desk for home working.

Grounds & Gardens

From the kitchen, a stable door opens in to a delightful courtyard garden providing a lovely peaceful area for al fresco dining. Views over the yachts and across to the river are afforded from the top floor.

FLOOR PLAN

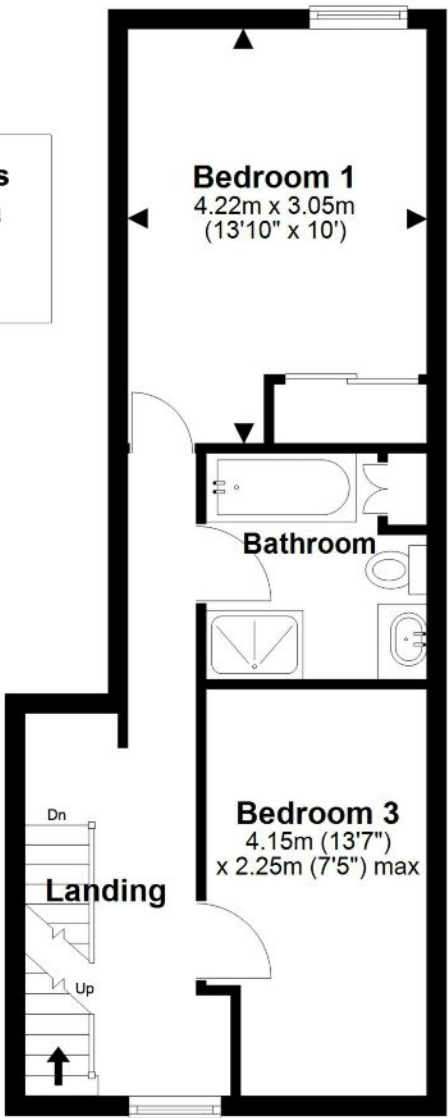
Ground Floor



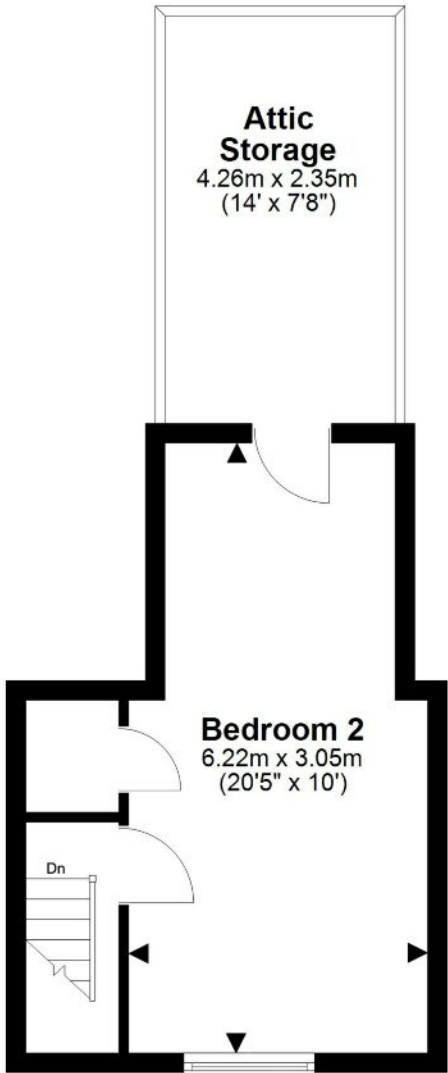
Approx Gross
Internal Area
**95.1 sqm /
1023.7 sqft**



First Floor



Second Floor





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

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. 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. Within easy walking distance is Lymington Railway station with a branch line train link to the ferry terminal (1 mile) and to Brockenhurst Railway Station (approx. 5.5 miles) which gives direct access to London Waterloo in approximately 90 minutes.

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, continue 100yds and the property is on the left. By Foot: left out of the office and continue down the high street towards the Cobbles. Turn right in to Captains Row and the property is half way down on the right.



Services

Tenure: Freehold

Council Tax: E

EPC: C Current: 70 Potential: 81

Property Construction: Brick elevations and tile roof

Utilities: Mains gas, electric, water & drainage. The water supply is not on a meter.

Heating: Gas central heating

Broadband: Mobile - Via 5G network to provide internet to the property, ADSL Copper-based phone landline. Ultrafast broadband with download speeds of up to 1000mbps available at this property (ofcom)

Parking: There is no parking however there are 24hr parking permits available from the New Forest District Council allowing long-stay and short stay parking throughout the local area with the nearest being at the end of Captains Row on Gosport Street. There is also free parking on nearby Grove Road as well as Queen Katherine's Road.

Important Information

Spencers 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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