



FELLS GULLIVER

PROPERTY EXPERTS

Est.1988

La Touka Cottage

Wainsford Road • Pennington • Lymington • SO41 8LB



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A rare opportunity to purchase a charming three bedroom character cottage with separate Annexe, outbuildings, stabling and pod. This delightful property is set in secluded grounds and paddocks of just under one acre and is located within easy reach of the village shops and amenities and within easy reach of Lymington High Street.



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£999,950

Key Features

- Paddock and stable block comprising four individual stables and additional store
- Farmhouse style kitchen with utility area
- Sitting room with log burner and dining room with open fireplace
- Large south west facing gardens with covered veranda adjacent to the kitchen and sun terrace
- Outdoor entertaining space with pizza oven, bar and pod
- Annexe with accommodation comprising a kitchen/living/dining room, double bedroom and shower room
- Two first double bedrooms and study/bedroom three
- Total plot size just under 1 acre
- First floor family bathroom and ground floor wet room
- Driveway parking for multiple vehicles

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Description

The front door leads into the spacious entrance hall. Cupboard housing wall mounted gas fired central heating boiler. Wet room with WC, wash hand basin, shower facility and window to the front aspect. Opening through to the triple aspect sitting room with fireplace with inset wood burner, tiled hearth and wooden mantle. This room is a focal point of the home with its charm and retains character features including exposed beams on the walls and ceiling. Windows to the front and side aspect and glazed french doors opening through to the Conservatory, which has windows to all sides, vaulted ceiling and doors opening out to the terrace area and rear garden. Dining room with exposed brick chimney with working open fireplace and wooden mantle above. French doors open out to the rear garden. Opening from the dining room to inner hall with door leading back out to the conservatory and stairs rising to the first floor. From the main entrance hall, a door leads into the spacious kitchen/breakfast room. The kitchen is fitted with a comprehensive range of shaker style cupboard and drawer units with granite worktops and double butler sinks with mixer tap over and draining board. Range style cooker. Space for tall fridge freezer. Island with wooden worktop with storage under, and incorporating a breakfast bar area. Inset ceiling spotlights. Bi-folding doors opening out to the covered veranda, bringing the outside in, leading onto the large decked sun terrace with ample space for patio furniture, enjoying the views over the south westerly facing garden. At the other end of the kitchen is a utility area with space and plumbing for a washing machine and tumble dryer, a heated chrome towel rail, a window to the front aspect and a door giving access to a second staircase rising to the first floor.

First floor landing with hot water cylinder. Dual aspect master bedroom with feature fireplace, two windows to the side aspect and a window to the rear aspect. Built-in storage cupboard and built-in open storage with hanging space and shelving to the front aspect. Double bedroom two with a window to the rear aspect. The study/bedroom is a self-contained room accessed from the staircase from the kitchen and has a velux roof light. Family bathroom with traditional free standing roll-top bath with telephone style mixer shower and separate rainfall shower head over and glass shower screen. Low level WC, pedestal wash hand basin with mixer taps, built-in cupboard and window to the front aspect.

The self-contained Annexe comprises of a kitchen/living/dining room, bedroom and shower room. Door to the side aspect leading into the hall and through to the kitchen area has an inset sink unit with mixer tap and drainer, with space for an under-counter fridge/freezer, and a window to the side aspect. Open plan to the sitting/dining area which has space for sofas and dining table and chairs, with patio doors to the rear opening out to an enclosed

private garden area. There is ceiling mounted Infrared heating. The double bedroom has a window to the front aspect and the shower room comprises a walk-in shower with electric shower and glass shower screen, low-level WC and wash hand basin with mixer tap, tiled walls and window to the front aspect.

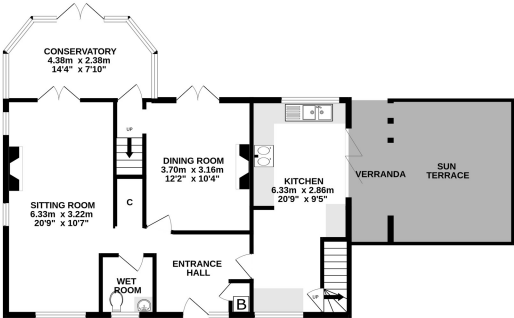
The stable block comprises one large and three smaller individual stables with an additional store room. Wooden pod with, infrared panel heater, doors to the front and windows to the rear aspect, there is also a toilet and shower block next to the pod. There is an outdoor pizza oven and bar, making this a great entertaining space. Large paddock with water supply and the large south westerly private gardens are well established, with an abundance of flowers, trees and shrubs and a south westerly aspect. There is also an area of solar panels which generates electricity with a feed-in tariff and additional solar tubes on the roof for the water supply.

To the front of the property, there is driveway parking for multiple vehicles, leading up to the annex. The boundaries are fenced and there is an area of grass to the front of the cottage and to the right, with well established plants, trees and shrubs.

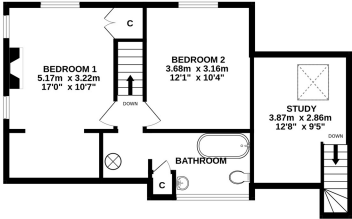
This charming property is positioned close to Pennington Common, is a short walk to local village shops and is also within easy reach of local primary and secondary Schools as well as the popular Leisure Centre. The beautiful Georgian market town of Lymington is close by with its many independent shops, a picturesque quay, deep water marinas, and sailing clubs. Lymington has numerous highly regarded restaurants and designer boutiques and is surrounded by the outstanding natural beauty of the New Forest National Park. To the north are the New Forest villages of Brockenhurst and 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 provides a half-hourly service to London Waterloo with a journey time of approximately 90 minutes.

Floor Plan

GROUND FLOOR
72.4 sq.m. (779 sq.ft.) approx.

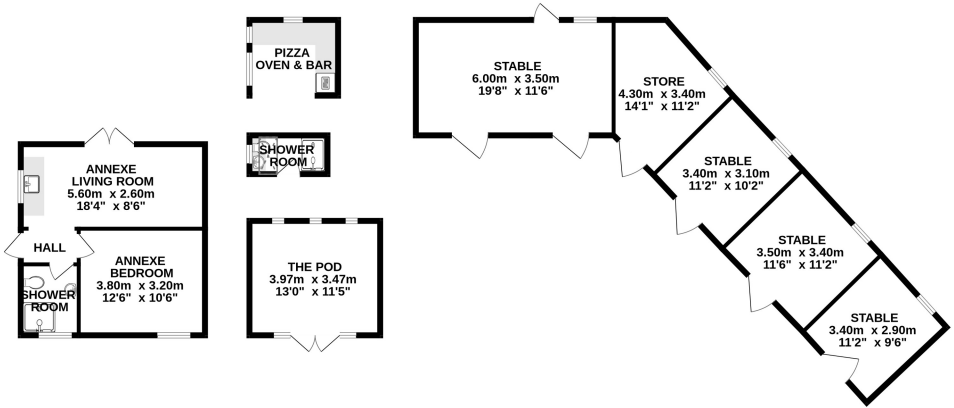


1ST FLOOR
50.1 sq.m. (540 sq.ft.) approx.



TOTAL FLOOR AREA : 122.5 sq.m. (1319 sq.ft.) approx.
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OUTBUILDINGS
119.6 sq.m. (1287 sq.ft.) approx.



LA TOUKA COTTAGE OUTBUILDINGS
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For more information or to arrange a viewing please contact
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