



Ashdon House

2 Belmore Lane, Lymington, SO41 3NJ

SPENCERS
NEW FOREST





A unique opportunity to acquire a beautifully restored and characterful two storey Grade II Listed Georgian town house.

The Property

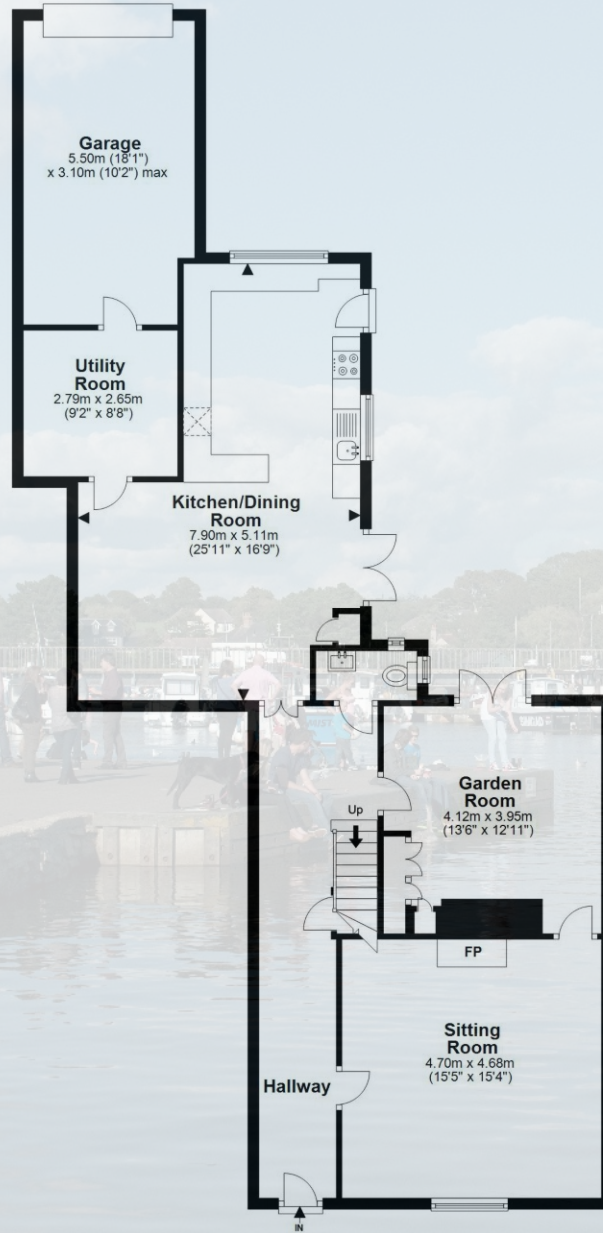
On entering the property you become immediately aware of the amount of light and space the property provides with views along the hallway through to the extended kitchen/dining room. The spacious hallway boasts high ceilings, new carpeting, storage cupboard for coats, cloakroom and an elegant curved turning staircase. The property is a wonderful blend of original character features with modern furnishings. The living room is freshly decorated with attractive wall lights, feature fireplace with tiled surround and a large original sash window with views directly down the high street.

The separate sitting room is accessed from both the living room and the hallway and provides a tranquil setting with views and French doors opening out onto the pretty walled courtyard garden. The kitchen/diner is a large family room with space for a dining room table and chairs, perfect for entertaining guests. In addition there are doors and views out to the courtyard garden. The kitchen is well fitted with a host of wall and base cupboards with work tops, glass display cabinets, double oven, built in under counter fridge and electric hob. There is plumbing and space for a washing machine. There is a useful store room/office with space for a fridge freezer off the dining area which leads through the integral garage.

£795,000

 3  2  1

Ground Floor



Approx Gross Internal Areas

Ground Floor: 114.1 sqm / 1228.5 sqft (incl garage)

First Floor: 57.4 sqm / 617.8 sqft

Total Approx Gross Area: 171.5 sqm / 1846.3 sqft

First Floor

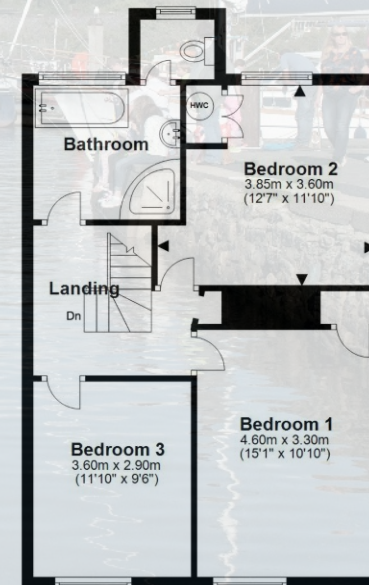


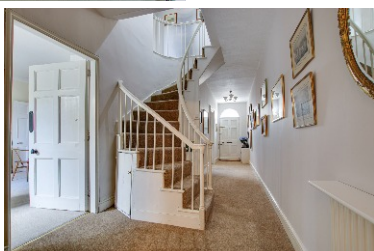
Illustration for identification purposes only; measurements are approximate, not to scale. EPC New Forest Plan produced using PlanUp.



Three bedrooms, extended kitchen family room, courtyard garden and parking for at least three cars plus garage.

The Property continued . . .

The first floor accommodation comprises a spacious landing with loft access and the principal double bedroom with feature window, high ceilings and a fitted wardrobe. Bedroom two is another double with a fireplace, a large window and a courtyard view. The third double bedroom also benefits from the Georgian styling with ceilings and views to match. The white family bathroom suite with roll top bath, separate shower and step down separate WC completes the accommodation of this elegant period home.



Situation

This Grade II listed town house is ideally positioned at the top of the High Street with private parking and a pretty courtyard garden. All the amenities of the Georgian market town, including doctor's surgery and chemist, library, church and community centre are close by. The beautiful town of Lymington, with its cosmopolitan shopping and picturesque harbour, has two large deep water marinas and yachting and sailing clubs, for which the town has gained it's status as a world renowned sailing resort. On Saturday, a market is held in the High Street, the origins of which probably date back to the 13th century. 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.



Grounds & Gardens

The attractive westerly facing walled courtyard garden is the perfect place to relax and unwind, offering a private outdoor oasis that's ideal for al fresco dining and entertaining. There is an array of mature plantings, ferns, shrubs and bushes. With a secure gate out to the garage and driveway the property also offers ample parking for both you and your guests.

Directions

From our office in the High Street proceed towards the one way system. At the junction the property is on the corner of Belmore and high street. The driveway is a further 20 yards up on the left hand side.



Property Video

Point your camera at the QR code below to view our professionally produced video.





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The property is a stones throw from Lymington high street and Waitrose.

Services

Energy Performance Rating: N/A Grade II Listed

Council Tax Band: F

All mains services are connected.

Points of interest

Waitrose Lymington	0.2 miles
Lymington Quay	1.0 miles
Priestlands Secondary School	0.7 miles
Walhampton (Private School)	1.7 miles
Brokenhurst Golf Club	4.5 miles
Brockenhurst Train Station	4.7 miles
Brockenhurst Tertiary College	5.0 miles
The Pig	5.6 miles

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.



LYMINGTON QUAY

For more information or to arrange a viewing please contact us:

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