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ESTATE AGENTS

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Farthings, Beaulieu Road, Lyndhurst, HampshireSO43 7DA

£1,700,000

- Stunning location
- Stroll to village
- 3500 sq feet
- Character charm
- Viewing essential
- Forest access
- Rural views
- Outbuildings
- Wonderfully light
- 1.5 acres





5



3



4

This beautifully positioned country house, set on a secluded one and a half-acre plot with direct access to the Forest, is just a short stroll from the heart of Lyndhurst.

A fabulous opportunity to acquire a detached house, dating from the 1930's sat on a private plot of one and a half acres on the outskirts of the capital of the New Forest, Lyndhurst.



Farthings has a wonderful appointment within it's private plot and is situated just off the highly prestigious Beaulieu Road. Approached via electric gates the driveway leads to a turning circle with ample parking. The 'Lutcheyns' style front elevation gives a delightful first impression sitting beautifully within it's environment.

The accommodation is elegant, well proportioned and benefits from an abundance of natural light and is arranged over two floors. Whilst well cared for the property lends itself for modernisation offering a wonderful opportunity to create a spectacular home.

The principal reception rooms all benefit from high ceilings with large windows and offer views over the private and expansive grounds. Whilst offering the ability to entertain on a grand scale the house retains an intimacy and balances grandeur and the informality of modern day living. The sitting room and dining room are of particular note overlooking and adjoining the formal garden and offering the ability to blend inside and out with al-fresco entertaining space. A ground floor study is accessed off the entrance vestibule. There is a large Country style kitchen, a large and practical utility room and further boot room essential for coming in from rural pursuits.







The first floor offers five great bedrooms. The principle in a particularly indulgent space with huge dressing room and en-suite and incredible views over the expansive grounds. The remainder of the bedrooms are accessed off the spacious landing and offer good privacy, with the majority having great views.

Further benefitting from two stair cases Farthings offers the ability to accommodate a dual family blended lifestyle.

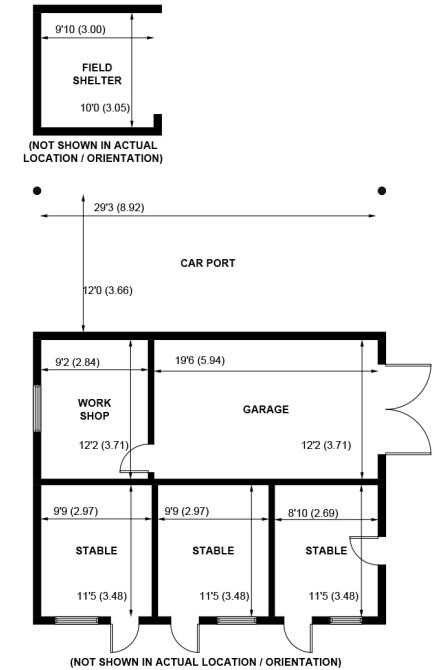
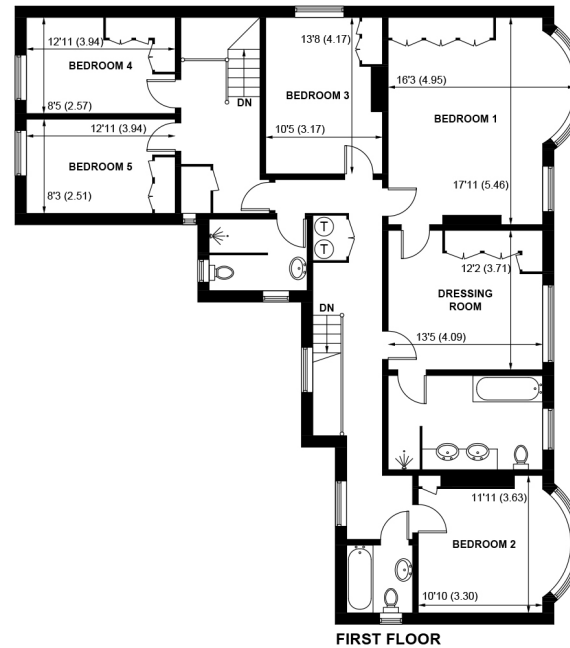
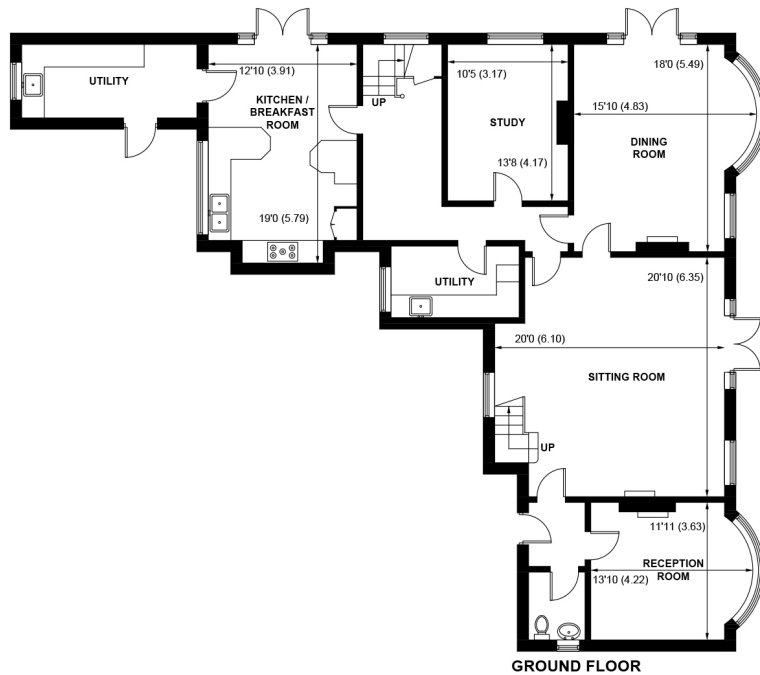
The majority of the gardens are laid to lawn with an array of mature herbaceous borders and shrubs. There are two paddocks ideal for the equestrian enthusiast , complementing these are two stables and a large out building. There is also a productive vegetable patch or kitchen garden.

Undoubtably one of Farthings major attractions is it's fabulous location offering direct access to the New Forest yet being within a five minute stroll of Lyndhurst. It's location is truly a seamless blend of rural living with all the amenities on one's doorstep.



Lyndhurst is often referred to as capital of the New Forest and has a vibrant bustling High Street with an array of boutique shops and eateries. The open forest is easily accessible at bolt and bench approximately 500 yards away from the village centre with the outdoor enthusiast being catered for with thousands of acres of Forest land. There are two main railway stations within close proximity Brockenhurst 3 1/2 miles and Ashurst to 2.5 miles the larger commercial centres of Southampton and Bournemouth are easily accessible.

We recommend a detailed inspection to appreciate this wonderful opportunity to acquire a home for the generations.



APPROXIMATE GROSS INTERNAL AREA = 3155 SQ FT / 293.1 SQ M
OUTBUILDINGS = 806 SQ FT / 74.9 SQ M
TOTAL = 3961 SQ FT / 368.0 SQ M
(EXCLUDING CAR PORT)

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