



The Barn

Passford Farm, Southampton Road, Lymington, SO41 8ND

SPENCERS
COASTAL





Nestled on the outskirts of Lymington, this characterful and contemporary 3 double bedroom detached barn conversion exudes charm and comfort.

The Property

Upon entering, the ground floor greets you with an inviting open-plan living and dining area, showcasing exposed brickwork and oak flooring throughout. This space seamlessly flows into a charming cottage kitchen, bathed in natural light and furnished with contemporary amenities, including a sleek slimline dishwasher, electric fan oven, induction hob, and under-counter fridge featuring a freezer compartment, complemented by a breakfast bar. Adjacent to the kitchen is the living area, boasting a large window with views of the front garden.

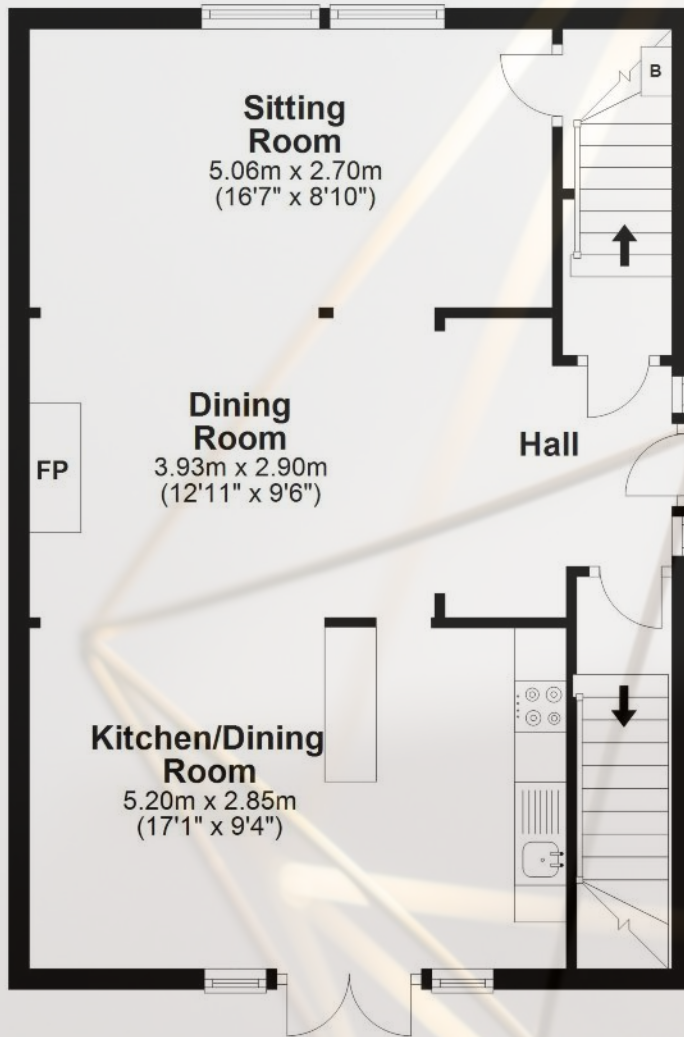
£650,000



FLOOR PLAN

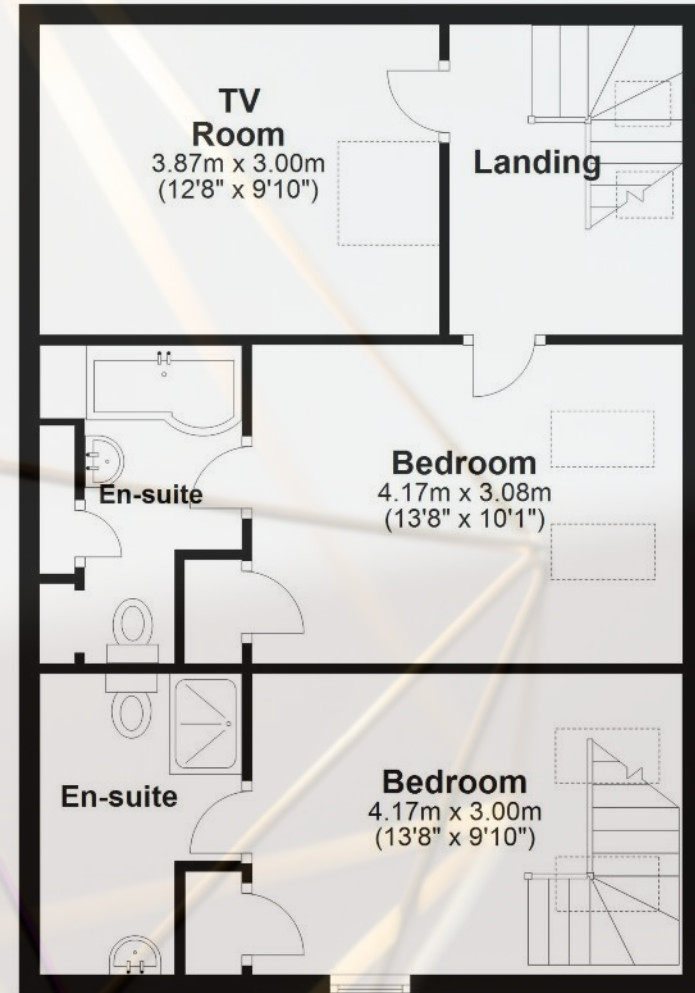
Ground Floor

Approx. 54.3 sq. metres (584.3 sq. feet)



First Floor

Approx. 57.6 sq. metres (619.6 sq. feet)



Total area: approx. 111.8 sq. metres (1203.9 sq. feet)

Illustration for identification purposes only; measurements are approximate, not to scale. FP USketch Plan produced using PlanUp.



Currently operating as a highly successful holiday let, the property boasts open-plan living on the ground floor, featuring a contemporary kitchen perfect for entertaining.

The Property continued . . .

Ascending separate staircases leads to the bedrooms. To the right, the master bedroom awaits, complete with an ensuite bathroom. Adjacent is the third bedroom, versatile enough to function as a double bedroom, playroom, or an additional separate living area. On the opposite side of the house, a staircase to the left leads to bedroom two, also featuring its own ensuite shower room, offering comfort and privacy.



Directions

From our High Street office proceed in a westerly direction into St Thomas Street joining the one-way system in the right-hand lane and proceeding out of Lymington in a northerly direction on the Southampton Road. Continue over the traffic lights, past the Monkey House (public house) before crossing over the mini roundabout. After passing under the railway bridge turn immediately left after the roundabout into the entrance and the property will be found on the right hand side.



Grounds & Gardens

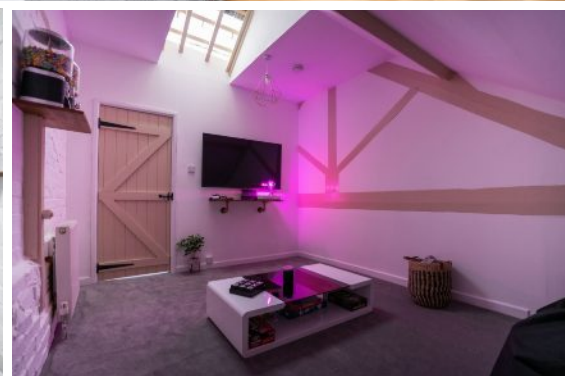
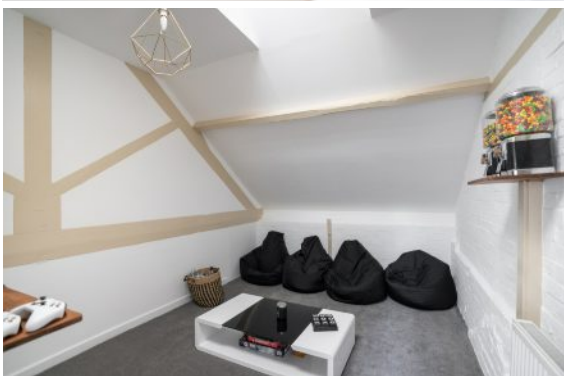
There is private parking for two vehicles on the gravel drive to the front of the property. A wooden gate leads through the lawned front garden with mature plantings and good privacy from the road. The rear garden is designed to be low maintenance with a large raised patio area, various shrubs and bushes, a hot tub, outside tap and storage area.



Situation

Situated in the highly regarded area of Boldre, a delightful and rural enclave of individual properties situated within a short drive of both Lymington and Brockenhurst. The coastal town of Lymington has a range of boutique shops, gastro pubs and supermarkets, two private marinas and the Royal Lymington Yacht Club. There is a range of private and state schooling in the area. The New Forest National Park offers outstanding natural beauty and extensive walking and horse riding opportunities.

Lymington 0.5 mile. Brockenhurst 3.5 miles (London Waterloo from 93 minutes). Beaulieu 6 miles. Southampton Airport 23 miles (London Waterloo from 69 minutes). (Times and distances approximate).



The property also benefits from ample parking and a delightful garden.

Services

Agents Note: The property is being sold fully furnished & equipped.

The Barn has been a successful holiday let since late November 2019 and provides comfortable accommodation for up to 4 adults with scope to increase this by converting the movie/games room into further accommodation.

The last three years rental accounts can be provided on request. This income is solely generated from Airbnb with an average occupancy rate of 57% leaving 156 days available for host use.

Energy Performance Rating: C Current: 71 Potential: 83

Council Tax Band: tbc

All mains services are connected

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.



For more information or to arrange a viewing please contact us:
74 High Street, Lymington, SO41 9AL
T: 01590 674 222 E: lymington@spencersproperty.co.uk

www.spencersproperty.co.uk