



Home Farm

Main Road, Walhampton, Lymington, SO41 5RE



SPENCERS





HOME FARM

WALHAMPTON • LYMINGTON

An exquisite seven bedroom barn conversion extending to approximately 5,850 sq ft and finished to an impeccable standard offering extremely comfortable accommodation. The arrangement of the house is highly flexible with an adjoining 3 bedroom annexe either extending the space in the main house or being easily closed off to provide multi generational living or rental income. There are both formal and courtyard gardens, extensive parking and a large barn ideal for yacht or classic car storage.

Ground Floor

Kitchen • Sitting Room • Family Room • Drawing Room • Study • Laundry Room • Gym • Cloakroom

First Floor

Principal Bedroom with En Suite and Dressing Room • Two Further Bedrooms both with En Suites • Bathroom

Access to the 3 Bedroom Annexe (this can be incorporated into the main house)

Kitchen / Dining Room • Sitting Room • Three Bedrooms all with En Suites

Outside

Barn • Summer House

£2,650,000





The Property

The front door opens to a charming entrance hall with herringbone brick flooring leading to both a large boot room and the kitchen / family room. The kitchen is beautifully finished with Mark Wilkinson units and a range of integrated appliances. There is also a central island unit with electric hob and breakfast bar. The kitchen forms the heart of the house and has direct access to both the formal sitting room and the more informal, cosy family room. Both the sitting room has a wood burning stove and door to the annexe; both sitting room and family room have doors directly onto the garden. Completing the ground floor is a beautiful drawing room with vaulted ceiling, French windows to the garden and wood burning stove. Beyond the drawing room is a further room currently used as an office.

The annexe can be reached internally via a door in the sitting room and has its own front door and garden. This flexibility allows the annexe space to either be incorporated within the main house or separated off to provide a self contained three bedroom cottage, complete with kitchen / dining room, sitting room, two shower rooms and a bathroom. The annexe has its own garden, and would be ideal for extended family, long term rental or holiday lets.

The current owners have the annexe set up as a popular holiday let which generates a very healthy income. More details available from the agent.



Upstairs there is a master bedroom suite with main bedroom with vaulted ceiling and built in wardrobes, adjoining shower room and separate dressing room, which also has an adjoining bathroom so could be used as an additional bedroom. Within the main house there are also two further double bedrooms, each of which incorporate a dressing area and adjoining bath / shower room.









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Approximate Area = 5850 sq ft / 543.4 sq m(excludes void)

Outbuilding = 1311 sq ft / 121.7 sq m

Total = 7161 sq ft / 665.1 sq m

For identification only - Not to scale















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The interiors have been created with a keen eye for the preservation of the original building while incorporating traditional building techniques, highlighting expansive interior timbers, exposed brick work, oak beams, internal stable doors and vaulted ceilings.

Grounds & Gardens

The property is approached through red brick pillars entering onto a sweeping gravel drive. There is extensive parking at the front of the driveway for the annexe incorporating a large turning area adjacent to the house. The drive continues to the large barn allowing a vast area for cars but also the storage of boating, equestrian or classic car collection. The gardens wrap around the house on all sides and have been separated into different areas which include formal lawns, a private lawned annexe garden, sun patio and landscaped cottage garden with far reaching views across the rolling fields.







Situated on the outskirts of Lymington the house is both conveniently positioned for Lymington's many amenities while also enjoying direct and expansive views over the open countryside of the Lymington River valley.

The Situation

The property is close to both South Baddesley Primary School and Walhampton Independent School. Also within walking distance is Walhampton Golf Club and the two large deep water marinas and sailing clubs, for which the town has gained its status as a world renowned sailing resort.

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. Lymington train station is within walking distance and the branch line links 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.

Directions

From our office in Lymington, proceed down the High Street and at the bottom, turn left into Gosport Street. At the roundabout take the second exit onto Bridge Road and pass over the railway crossing, over Lymington River and take the sharp left hand bend which leads uphill to the Walhampton Arms. On passing turn immediate right through red brick pillars in to Home Farm.





Additional Information

Property Type: Semi-detached

Tenure: Freehold

Council Tax: G

EPC: C Current: 72 Potential: 76

Property Construction: Brick elevations & tile roof

Utilities: Mains gas, electric & water. Private drainage via septic tank which the property has sole use of, the tank is located within the boundary of the property. The property also has Solar PV panels, there are 36 solar panels - approx 13kw - plus 2x teslar batteries 14.2 kw capacity each

Heating: Gas central heating

Broadband: FFTC - Fibre-optic cable to the cabinet, then to the property. Superfast broadband with download speeds of up to 51mbps available at this property (ofcom)

Conservation Area: Forest South East

Electric Vehicle (EV) Charging Point: Yes

Parking: Private driveway & garage

Important Notice

Spencers of Lymington 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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