Church Lane

Lymington, SO41 3RB

SPENCERS
NEW FOREST

Little Mallards

32 Church Lane, Lymington, SO41 3RB

£495,000

Set in the heart of Lymington town on the popular south side of the High Street is this charming two bedroom cottage with a lovely rear courtyard garden and off road parking for two cars. The location is exceptional with only a hundred yard walk to the high street and M&S. With a pretty front garden, two reception rooms, open fireplace and heaps of character, the property is an ideal holiday let, rental investment, main or weekend home. EPR: E

Situation

This lovely cottage is extremely conveniently located just off the High Street, with a private 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. There is also an open-air seawater bath, built in 1833 within walking distance. Lymington also has a number of renowned restaurants and designer boutiques and is surrounded by the outstanding natural beauty of the New Forest National Park. 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.

The Property

Hallway leads to the front reception room with lovely aspect over looking the front lawned garden and a centrally positioned open fire place. The room flows around to a separate dining room. The kitchen, which requires modernising, is located off the dining room and over looks the courtyard garden with a range of fitted cupboards, space for fridge freezer and cooker. There is also a small cloakroom/utility room with a side door to the outside.

The stairs rise to the first floor landing with two double bedrooms with aspects over the front and rear respectively. The family bathroom suite which again requires modernising completes the accommodation. The loft is fully boarded and is a particularly big space, ideal for converting subject to the normal planning requirements.

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Outside

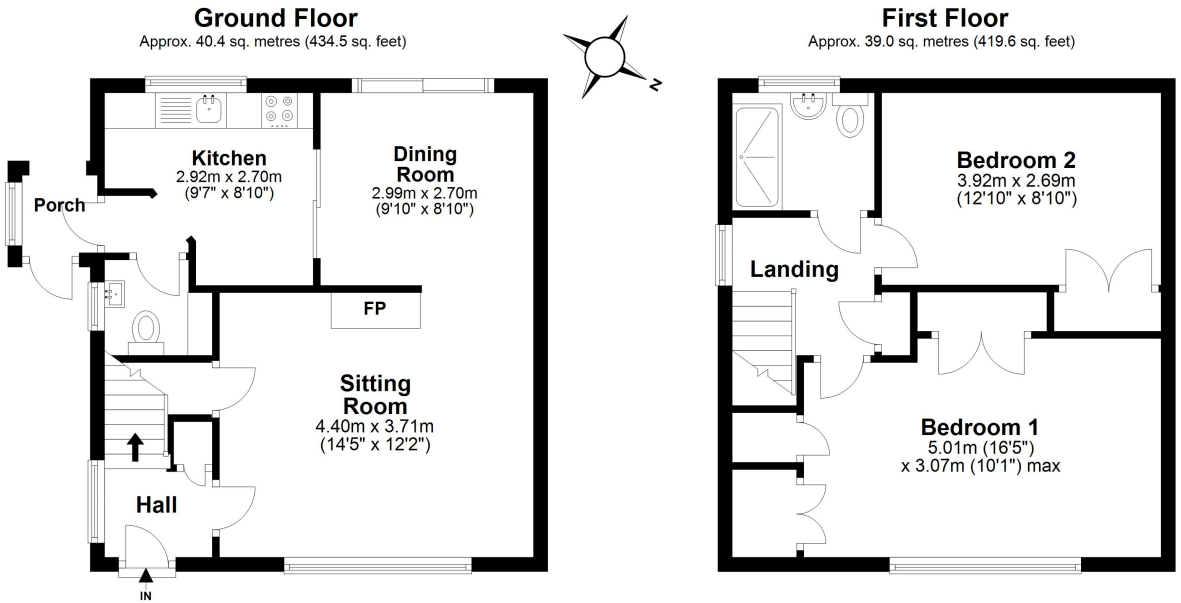
Off road parking for potentially two cars and a well maintained lawned garden with various flower and shrub plantings with a low retaining wall. Access via the side of the house leads to a secluded, pretty walled courtyard garden with ample space for alfresco dining and outside storage.

Directions

From our office head up the High Street to the one way system. Take the first left into Church Lane where the property can be found a hundred yards on your right hand-side.

Services

Energy Efficiency Rating: Current 42 Potential 81
Council Tax Band: E
Mains water, electricity and drainage, electric heating.



Total area: approx. 79.4 sq. metres (854.1 sq. feet)

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

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 or efficient working order or fit for their 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 fitments, 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 for you.

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