



Pinewood

Southampton Road, Lyndhurst, SO43 7BT

SPENCERS
NEW FOREST





PINEWOOD

SOUTHAMPTON ROAD • LYNDHURST

A rare opportunity to purchase a generous detached bungalow currently arranged as four self-contained apartments run as holiday lets. The flexible accommodation can be returned back into a single dwelling, if preferred. These luxury apartments yield a considerable return and are a viable and successful business. All units have been fully refurbished in the last three years and maintained to a very high standard.

£735,000



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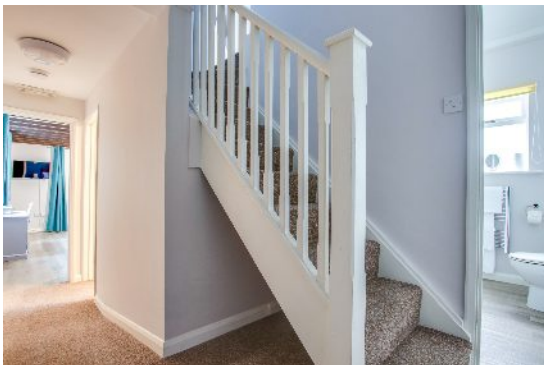


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The Property

This timber framed bungalow dated circa 1890, the accommodation now comprises four self-contained apartments, forming a highly successful holiday letting business which has been thriving for the last 20 years. The current owners are retiring, presenting a unique opportunity to either take over the reigns of the business as a going concern, or return the property to an original bungalow for family living.

Pinewood 1 and 2 are near identical units, both offering a fitted kitchen and dining area. There are a range of modern units fitted to wall and base, stainless steel sink and drainer with mixer tap, oven with 4 ring electric hob, splash-back and extractor hood over, space for a washing machine, fridge and dishwasher. There is a split-level bedroom area with electric wall-mounted fire. A luxury bathroom comprises a jacuzzi corner bath with electric shower over, twin basins with vanity units under, w/c and heated towel rail.

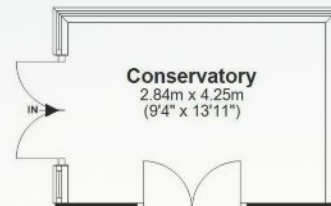
Pinewood 3 is accessed via a storm porch and leads into a living room/bedroom with small fitted kitchen and storage cupboards, stainless steel sink with drainer and mixer tap. The family bathroom comprises bath with shower over, w/c, basin and heated towel rail.

Pinewood 4 is entered via a lovely conservatory with feature stained glass window quarter lights and enjoys views of the rear garden. Doors lead into a large living room/bedroom with beamed ceiling and window to side elevation. A carpeted hallway leads to the kitchen, shower room and stairs to the first floor. The kitchen is fitted with a range of modern units to base and wall with oven and electric hob with extractor hood over, space for a dishwasher and fridge freezer, stainless steel sink with mixer tap and drainer. A shower room boasts a shower cubicle, hand wash basin with vanity unit under, w/c and heated towel rail. To the upstairs is a bedroom with window to the side elevation. The en-suite bathroom has a bath with shower attachment, heated towel rail, hand wash basin with vanity unit under and w/c.

Ground Floor (Flats)

Floor Plan

Pinewood 4



Living Room
5.07m x 4.08m
(16'8" x 13'5")

Kitchen
2.43m x 2.98m
(8' x 9'9")

Bathroom

Hallway

Shower Room

Up

Pinewood 3

Living Room/Bedroom
4.02m x 3.72m
(13'2" x 12'2")

Bathroom

Kitchen
3.17m x 4.00m
(10'5" x 13'1")

IN

Pinewood 1

Living Room/Bedroom
4.52m (14'10") max
x 4.00m (13'1")

Bathroom

Living Room/Bedroom
4.54m x 4.05m
(14'11" x 13'3")

Pinewood 2

First Floor (Flats)

En-suite

Bedroom
4.05m x 3.23m
(13'3" x 10'7")

Dn

Ground Floor (Outbuilding)

Laundry/Store
3.55m x 2.90m
(11'8" x 9'6")

Approx Gross Internal Areas

Flats: 168.9 sqm / 1818.7 sqft
Laundry/Store: 10.4 sqm / 111.2 sqft

Total Approx Gross Area:
179.3 sqm / 1929.9 sqft



Grounds & Gardens

To the outside there are designated parking spaces for each one of the apartments. A detached outbuilding currently accommodates the laundry store to one side and storage to the far end.

To the front and rear are pleasant gardens laid to lawn with secure fencing and mature borders filled with shrubs and trees.

Additional Information

Tenure: Freehold

Council Tax Band: The property is currently registered as a holiday let.

Energy Performance Rating: D Current: 63 Potential: 76

Services: Mains gas, electric, water and drainage

Gas central heating

Conservation Area: Lyndhurst

Construction Type: Timber framed bungalow

Broadband type: ADSL Copper-based phone landline

Current broadband supplier: BT

Ultrafast broadband with speeds of up to 1000 Mbps is available at the property (Ofcom)

Mobile coverage: No known issues, buyer to check with their provider.

The property is affected by a Tree Preservation Order (TPO)

The garden outside the property boundary is currently rented off HCC.
Annual amount payable: £159.00



Directions

From Lyndhurst, proceed down the High Street onto the A35 Southampton Road. Pinewood can be found on the left hand side just after Princes Crescent.

Situation

Situated on the edge of the village of Lyndhurst within approximately 5 minutes walking distance and directly abutting the open forest.

The train station at Ashurst is within a short drive and benefits from free parking. The neighbouring village of Brockenhurst offers additional facilities and a mainline rail connection to London/Waterloo (approximately 90 minutes). The M27 (Junction 1) at nearby Cadnam affords easy access to both Bournemouth, Southampton, Salisbury and the M3 Motorway network.

The Local Area

Lyndhurst has been known as the capital of The New Forest since William the Conqueror established it as a royal hunting ground in 1079, with Kings and Queens staying at the Royal Manor throughout the centuries. Lyndhurst is also home to the Forestry Commission and the Verderers' Court (Verderers are the guardians of the forest's rights and therefore protectors of the forest landscape).

The delightful High Street offers an eclectic mix of boutique shops and everyday stores including an old-fashioned sweet shop and award-winning butchers, as well as an art gallery, a vintage interiors shop and a Ferrari and Maserati showroom. There are numerous places to eat out, ranging from popular country inns, such as The Royal Oak at Bank (a hamlet within the parish boundary) to Lime Wood, a country house hotel with a highly regarded restaurant and luxurious spa.

Important Notice

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 for 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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