



8 Broomhill Cottages

East End, Lymington, SO41 5SX

SPENCERS
NEW FOREST





The Property

A charming two bedroom semi-detached forest home with tremendous opportunity to complete the single story extension which has full planning and has been partly completed. The property is located in the charming hamlet of East End, in the middle of the National Park, moments from Lymington.

The front door opens to the hallway with stairs to the first floor. The lounge is a delightful room with a large window to the front, feature fireplace with log burner, recessed shelving and a large cupboard providing storage under the stairs. The kitchen is off the lounge with a southerly garden aspect, a range of fitted cupboards and work tops with a breakfast bar, space for fridge freezer, plumbing for washing machine, electric cooker point. There is also a large storage cupboard and separate cloakroom. A door leads out to the new extension providing a further 22 sq meters of accommodation. This new section of the house has full planning permission and has been started with foundations laid and the ground levels complete, but will require completion of walls and roof. The new extension allows for a large kitchen or family room, utility and shower room and will transform the house to a modern, spacious home.

The stairs rise to the first floor with a landing, master bed to the front with twin windows and a fitted cupboard. Bedroom two is also a double with garden views and a fitted wardrobe. The modern white bathroom suite completes the accommodation.

The Situation

The property is within close proximity to Beaulieu village centre and Bucklers Hard. The Georgian market town of Lymington lies to the west with its sought after marinas and yacht clubs. There is also a popular marina at nearby Buckler's Hard. The Beaulieu River Sailing Club is within one mile and offers opportunities for sailing enthusiasts, as well as the Royal Southampton Yacht Club's summer club known as, Gins Farm in nearby St Leonard's. The property also lies within the catchment area for South Baddesley school as well as Priestlands School being on the bus route.

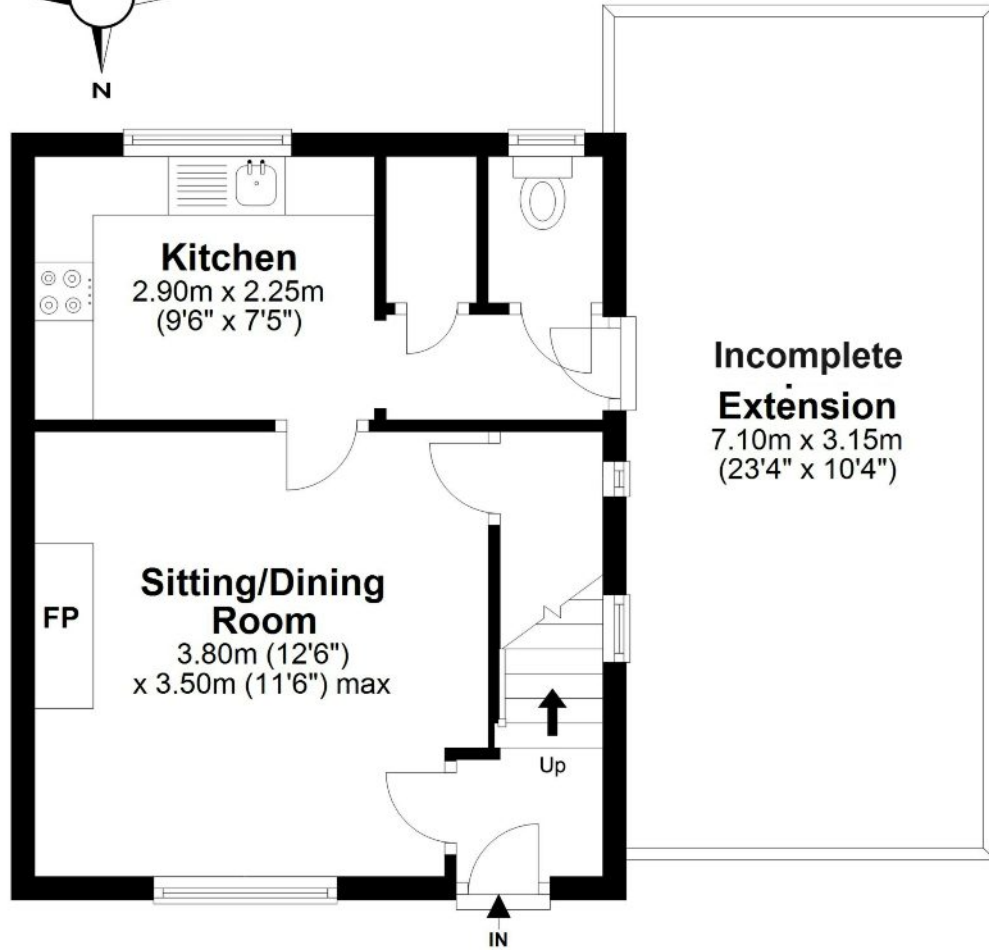
£495,000



EXISTING FLOOR PLAN



Ground Floor



Approx Gross Internal Areas
House: 59.2 sqm / 637.1 sqft
Proposed Extension: 23.0 sqm / 247.5 sqft
Total Approx Gross Area: 82.2 sqm / 884.6 sqft

First Floor

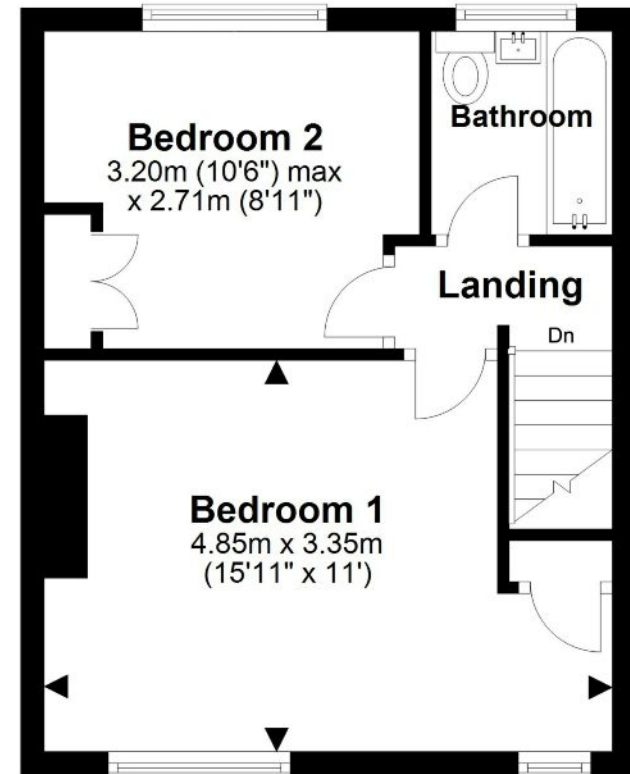


Illustration for identification purposes only; measurements are approximate, not to scale. FP USketch
Plan produced using PlanUp.

PROPOSED EXTENSION

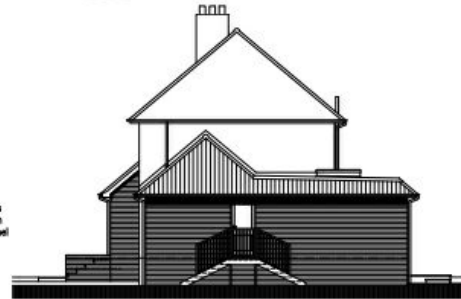


Front Elevation
1:100

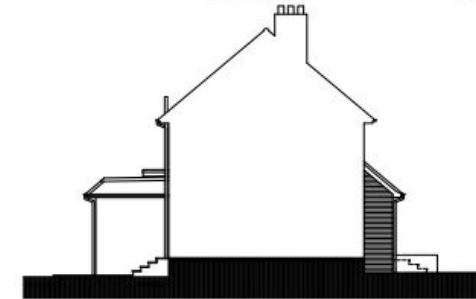


Rear Elevation

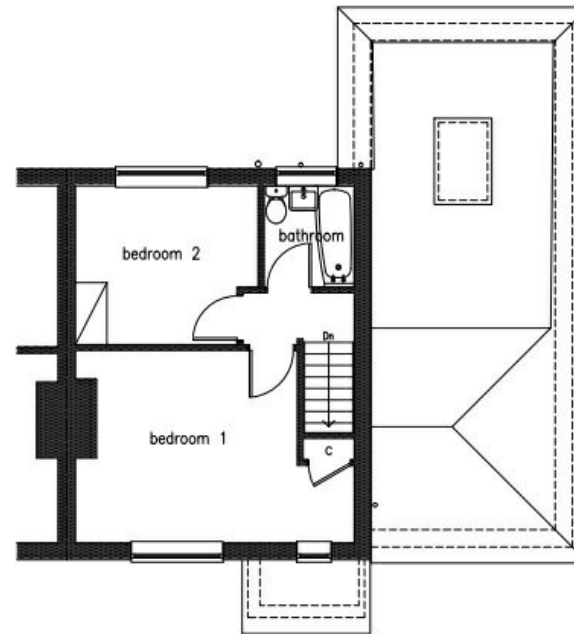
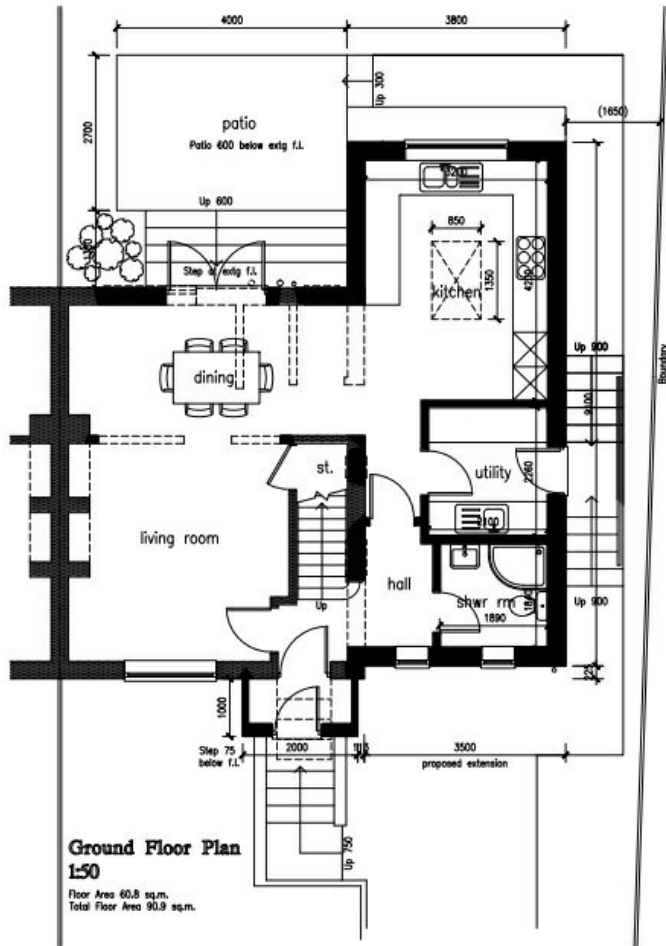
600 trellis
over 1.8m
fence panel



Side Elevation



Side Elevation







Grounds & Gardens

The property is set in a small cul-de-sac and is approached via a picket fence and double entrance gate. The frontage has a lawned garden with attractive flower bed and a spacious driveway providing ample parking. The South facing rear garden is again laid to lawn with mature shrubs, fence borders, wooden garden shed and a concrete hard standing surrounding by trees with far reaching forest views.

Directions

From our office proceed down the High Street and at the bottom, turn left into Gosport Street. At the roundabout take the second exit onto Bridge Road, turn right onto Undershore Road and continue straight along this road for approximately 2 miles going through South Baddesley. Bear left onto Lymington Road, passing The East End Arms on your right, continue along a further mile and turn next right into Broom Hill. The property is directly ahead at the end of the cul de sac.

Services

Tenure: Freehold

Council Tax - C

EPC - E Current: 50 Potential: 79

Property Construction: Brick elevations with tile roof

Utilities : Mains Electric/water/drainage (no gas supply)

Telephone Line currently disconnected

Heating: Electric & solid fuel heating

Broadband: Basic broadband with speeds of up to 18 mbps is available at this property (ofcom)

Mobile signal / coverage: Please check with your provider (poor reception area)

Conservation Area: Yes, Forest South East

Flood Risk: No risk

Parking: Private driveway

Important Information

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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