



Allum Green Farm *Allum Green, Lyndhurst, SO43 7GR*

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ALLUM GREEN FARM

ALLUM GREEN • LYNDHURST

Dating back to 1898 and once the home to George and Constantia Fenwick, local benefactors of Lyndhurst, who built the Fenwick Cottage Hospital, is this beautifully appointed three bedroom equestrian home set in the most picturesque Victorian walled gardens and paddock land, reaching almost 9 acres and offering far reaching views, complete privacy and direct forest access from your grounds in all directions.

The property also comprises a separate self-contained unit which is currently used as a farm office, a selection of barns/outbuildings, timber barn on staddle stones and an incredibly high-quality stable yard featuring six brick-built stables with tack room and feed house.

£1,400,000



3



4



3





The Property

The home itself is approached around the back where a front door leads you into a porch entrance with further secondary doorway and a downstairs bathroom immediately on your right-hand side. The hallway splits into both ends of the house where the main accommodation can be found.

To the right and up a few stairs is a stunning, bright and airy living room that allows space for two seating areas giving the room lovely versatility. To the front, surrounding a gas fireplace is one area of seating with the other at the end of the room in the orangery section all sat under a glass lantern ceiling making this a truly relaxing, atmospheric room.

At the other end of the hallway, you walk through and are met with two downstairs bedrooms which equally offer further versatile living for alternative use as a study space or playroom if required. A kitchen/dining room sits to the rear of the property and offers a range of storage units that flank the walls of the room, with inbuilt oven under a five-ring induction hob and a further Rayburn two ring cooker/oven. A door from the kitchen leads to an extremely useful, larger than average utility room that provides even more storage, worksurface and butler style sink and further rear door leading to the outside.

Stairs lead from the hallway up to the first floor where you enter a large vaulted ceiling secondary living room with French doors leading to a terrace. This room could be re utilised as a further bedroom if required. The principal bedrooms sits from this living area at the rear of the property and offers a useful walk in wardrobe and ensuite shower room.



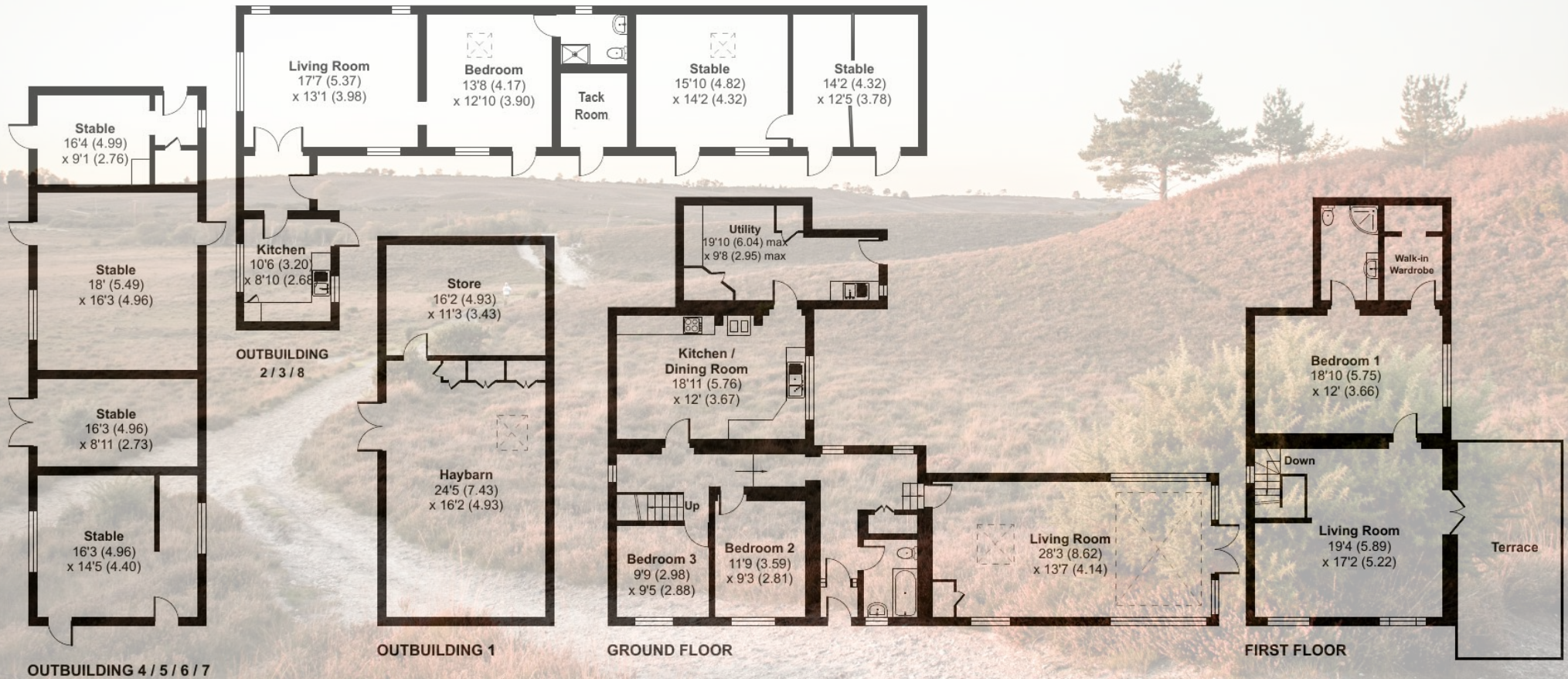
FLOOR PLAN

Approximate Area = 2100 sq ft / 195.1 sq m

Outbuildings = 2448 sq ft / 227.4 sq m

Total = 4548 sq ft / 422.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024.
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The Annexe

The Annexe sits separately within the courtyard of the property running adjacent to the car ports and stabling. A stable front door leads to an entrance hallway with a kitchen immediately on your left. The kitchen provides a small host of storage units all sat under a worksurface and space for seating.

Crittall doors on the other side of the hallway lead you into a fantastic, vaulted ceiling living room sat under a host of wood beams and lovely wood panelling along the walls.

A further room sits at the end through the living room and has the benefit of access to an en suite shower room.

Outbuildings

The outbuildings predominantly centre around the stone floored courtyard. The buildings wrap around the courtyard well and provide six stables, four storerooms, a hay barn and further tack room and feed house within the haybarn. A lovely summer house sits within the formal gardens which provides electricity.

Directions

Leave Brockenhurst heading north towards Lyndhurst on the A337. After 3.5 miles bear left at Goose Green T junction following the road signposted to Bournemouth/A35. Continue to the end of this road until the junction and Turn right onto the A35. Continue along the A35 for about 1.90km and you will see on the Right hand side of the road a small gravel track leading you to the property at the end.

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 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.





8.53 Acres

Allum Green

Pond

Pond

Track

Bracken Cottage

Drain

Oak House

Beechwood House

The Old Stables

Caister Cottage

Corner Cottage

Allum Green Farm

0m 30m 60m 90m

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Grounds & Gardens

A double five barred wooden gate leads you into the main courtyard to the property where you are met with all your parking, outbuildings and path to the main home.

The property itself benefits from a lovely area just from the front door giving you great space for al fresco dining. A further metal fence leads you down a gravel track with a hold paddock immediately on your right and access to the main bulk of paddock land also.

An archway through the original brick wall leads you to the most stunning formal gardens which are mostly laid to lawn but also flanked by lovely hedging and flower bedding with an array of colours. A gravel pathway leads you around the formal gardens with sections of seating ideal to take in all the garden has to offer.

A summer house with electricity sits within the formal gardens with a lovely outside seating area under a wooden pergola wrapped in greenery. Two further fenced paddocks sit within the walled section of the garden with a gate leading out directly to the Forest. The largest section of the land sits to the east and offers a further 4.5 acres of land.

Additional Information

Tenure: Freehold

Council Tax Band: F

Energy Performance Rating: E Current: 44 Potential: 71

Mains water, Calor gas for fireplaces, Oil fired worcester boiler

Private drainage

Commoners Rights of pasture and mast

Standard broadband with speeds of up to 5 Mbps is available at the property



For more information or to arrange a viewing please contact us:

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