



Littlemoor Cottage

19 Westfield Road, Lymington, SO41 3PZ

SPENCERS
COASTAL





A charming three bedroom semi detached Victorian cottage which is currently run as a successful holiday let.

The Property

Tucked to the side for added privacy, the entrance door opens into a welcoming hallway—an ideal space for coats and shoes. This central hallway seamlessly connects to the heart of the home, setting the stage for a warm and inviting living experience.

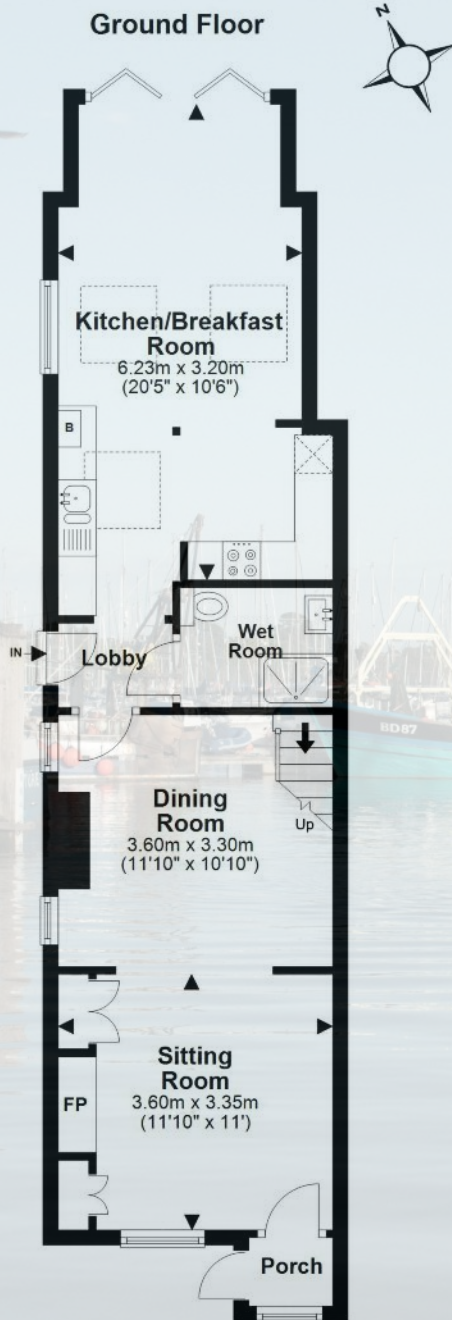
At the front of the property, the elegant and generously sized living room offers a cozy retreat, complete with a charming wood-burning stove nestled between fitted bookshelves—perfect for relaxing evenings. A quaint front porch, featuring the original front door, now serves as a useful additional storage space.

The kitchen has been beautifully extended to create a bright, modern, open-plan kitchen and dining area, thoughtfully designed to maximize space and natural light. Bi-fold doors open directly onto the patio, effortlessly blending indoor and outdoor living—ideal for entertaining or enjoying peaceful mornings with a coffee.

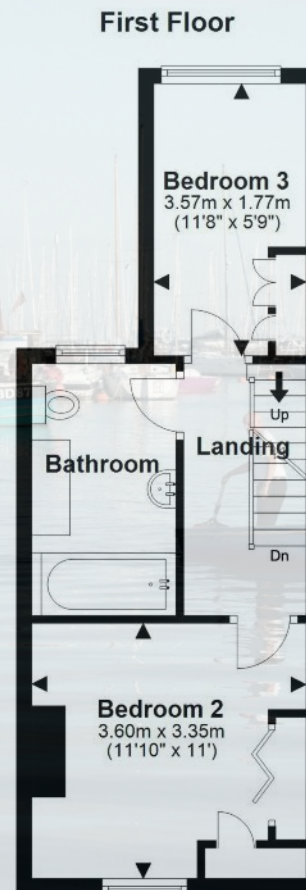
£695,000

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FLOOR PLAN



Approx Gross Internal Area
94.9 sqm / 1021.4 sqft





The property is located in one of the desirable roads south of the High Street providing easy access to amenities, dining options, and recreational activities. No forward chain.

The Property continued . . .

The kitchen itself showcases timeless country-style shaker units that provide ample storage, complemented by a suite of integrated appliances, including an oven, gas hob with extractor hood, dishwasher, and washing machine. A staircase leads to the first floor, where the principal bedroom, positioned at the front of the home, features stylish fitted wardrobes. A cozy single bedroom with a built-in cupboard overlooks the rear garden. The family bathroom boasts a Victorian design with a shower over the bath, a washbasin, and a WC.

On the second floor, a spacious and light-filled double bedroom completes this charming home. Seamlessly blending Victorian character with modern convenience, this thoughtfully designed property offers quality finishes and practical amenities. Situated in a sought-after location near the Marina and local shops, it promises both a vibrant lifestyle and everyday convenience.

Directions

From the office proceed up the High Street and take the first left in to Church Lane. After two hundred yards turn left in to Waterford Lane. At the end of this road turn left in to Stanley Road and first left in to Westfield Road. The property is half way down on the right hand side.



Grounds & Gardens

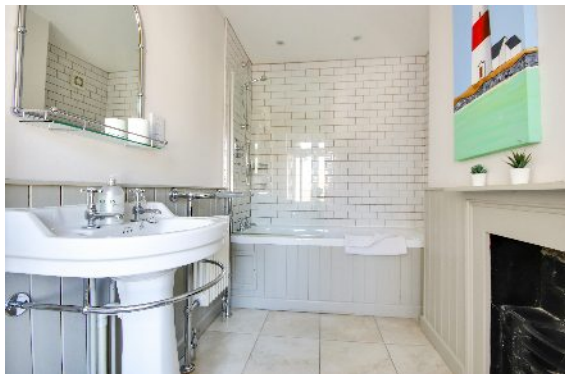
The property is approached via a picket gate, adding to its curb appeal. The front garden and gated entrance create an attractive and welcoming first impression. The property offers gated side access to an attractive east-facing rear garden. The patio leads onto a lawned garden with some mature shrubs providing a high degree of privacy.

Designed for both practicality and enjoyment, the outdoor spaces provide the perfect setting for al fresco dining, gardening, or simply unwinding in the fresh air. Whether soaking up the morning sun or relaxing in the peaceful surroundings, the rear garden is a serene retreat to be enjoyed year-round.



Situation

The property is located south of the High Street and within walking distance of Lymington marinas and yacht clubs. Lymington is situated on the southern edge of the New Forest and is recognised worldwide as a premier sailing resort. It is a picturesque market town with an excellent range of boutiques, shops and restaurants, a weekly market, and a selection of cafes and pubs. The railway station is a branch line to Brockenhurst station, where there is a mainline service to Waterloo (approx 90 minutes). There are highly regarded independent schools in the area including Ballard, Durlston Court and Walhampton, while local schools at every level are mostly rated 'good' or 'outstanding' by Ofsted.



Services

Tenure: Freehold

Council Tax - The property is currently registered as a holiday let

EPC - D Current: 58 Potential: 84

Property Construction: Brick faced elevations and slate roof

Utilities: Mains gas/electric/water/ drainage

Heating: Gas central heating

Broadband: FFTC, fibre-optic cable to the cabinet, then to the property, ADSL copper-based phone landline. Ultrafast speeds of up to 1000 mbps is available at this property

Conservation Area: No

Flood Risk: Very low

Parking: No allocated parking, on street parking on a first come first served basis

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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