



Shallows Cottage *Pilley Hill, Boldre, Lymington, SO41 5QF*



SPENCERS





SHALLOWS COTTAGE

BOLDRE • LYMINGTON

An exceptional period property on the edge of this popular village with outstanding views over the Lymington River valley. Recently updated by the current owners, the house is beautifully presented and perfectly arranged combining practical contemporary living with timeless traditional features. In all about 1.5 acres.

Ground Floor

Kitchen • Family Room • Dining Room • Sitting Room • Snug • Study / Bedroom Five • Shower Room • Utility • Cloakroom

First Floor

Principal Bedroom Suite with two Dressing Rooms and Bathroom • Bedroom Two with Roll Top Bath • Bedroom Three with En Suite and Eaves Storage • Bedroom Four • Family Bathroom

Outbuildings

Studio • Gun Room • Wine Store • Cloakroom • Store Rooms • Car Port • Stable • Implement Store • Timber Store • Pump Room

£2,950,000





The Property

Recently remodelled and updated by the current owners, the house is a rare example of a picture perfect Georgian gem. The house looks out across its beautiful gardens with the Lymington River valley beyond forming an idyllic backdrop. The front door opens to a hall with herringbone woodblock flooring that extends into the downstairs wc, sitting room and snug. The sitting room features an open fireplace and attractive bay window with French windows opening on to the terrace. Like the sitting room, the snug overlooks the garden and has an inset wood-burning stove along with a bay window, again with French windows. Beyond the snug is a superbly finished kitchen with painted cupboards and inbuilt appliances including Gaggenau ovens and a four oven Aga. There is a separate bar cupboard and full height wine cooler beyond which is a utility room with space for washing and drying machines as well as a sink and fitted cupboards. Beyond the utility room is a rear hall with a back door and stairs to a self-contained double bedroom with adjoining shower room. The arrangement of this bedroom would make it ideal as a more independent living space given its direct access to its own door to the outside. Separating the kitchen from the family room is a wide peninsula work surface with breakfast bar adjacent to French windows opening onto the garden. The family room has a superb roof lantern and is fully glazed on two sides making it an exceptionally light and welcoming

space which cleverly makes the exquisite gardens more immediately visible from the heart of the house. Beyond the family room is a dining room, again with French windows to the garden, and a study / fifth bedroom with an adjoining shower room.

Upstairs there is a master bedroom suite featuring a delightful dual-aspect bedroom, two dressing rooms fully fitted with drawers and hanging space and an en suite bathroom with bath, wc, twin basins and separate shower. There are two further bedrooms in this part of the house, both of which overlook the garden and view. One of these bedrooms has a bath facing the window and both rooms have built in wardrobes. The family bathroom is just across the hall and has a shower, basin and wc.





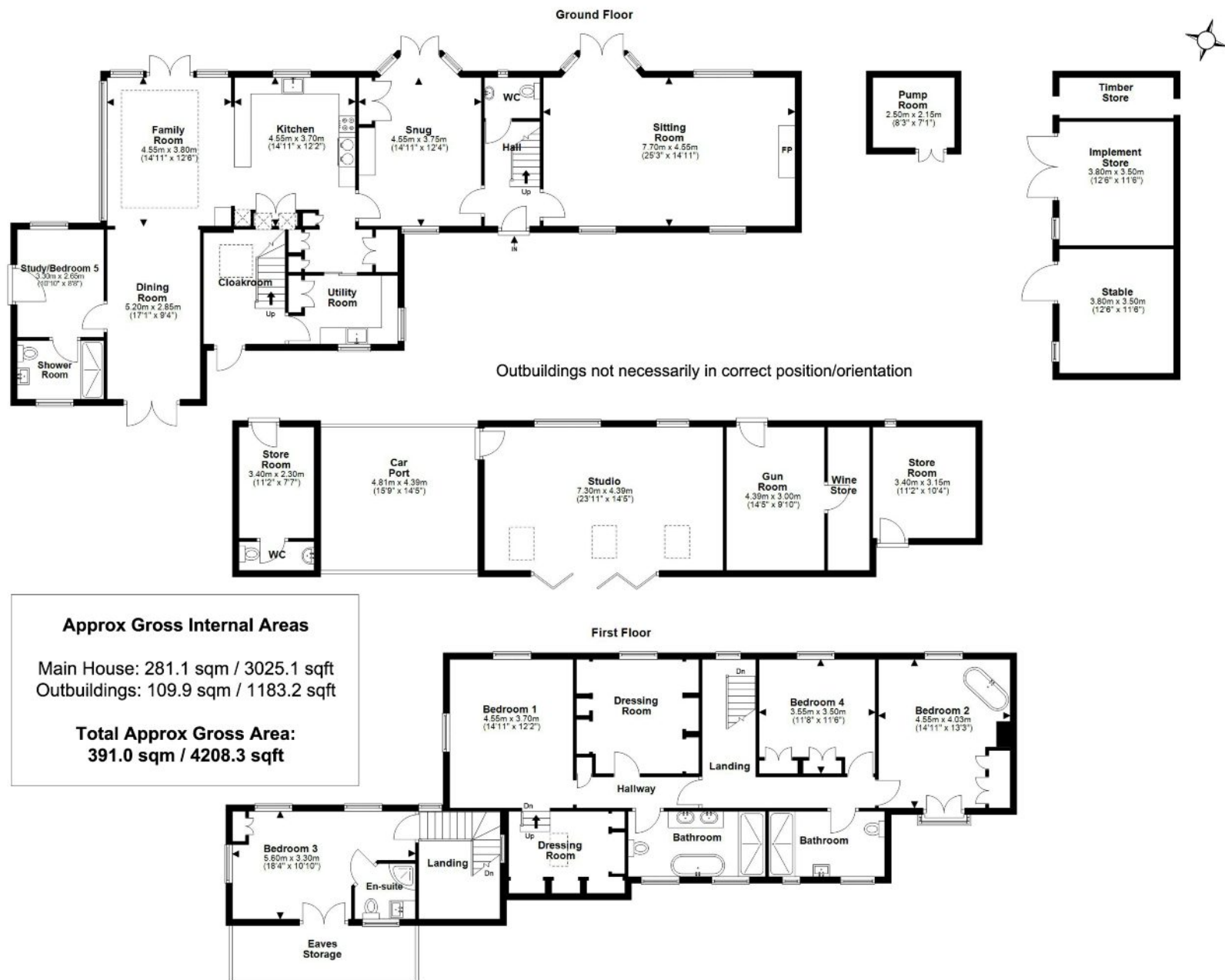








FLOOR PLAN









Grounds & Gardens

The gardens are a particular feature of the house and have been designed to draw ones eye to the open view of the river valley. The house is approached through electrically operated double wooden gates which open onto a large gravel turning and parking space where there is also a car port. Alongside the parking area is a period outbuilding which has been recently updated and now provides a superb studio, currently used as a yoga room, which is open to ridge height with bi-fold doors opening onto the garden. There is also an adjoining gun room and wine cellar where the thick stone walls keep an ideal year-round temperature.

The main formal gardens lie to the rear of the house and are reached via a wide paved terrace onto which the principal living rooms open. Immediately beyond the terrace is a swimming pool heated by air-source heat pump and gas boiler. At the other end of the terrace is a wonderful outdoor kitchen with fitted work-surfaces and bar which have been designed to house cupboards, a fridge, large barbecue grill and 'Big Green Egg' ceramic cooker. Adjacent to the outdoor kitchen is a relaxing seating area under a retractable electric awning. Leading from this area to the rear of the house is a beautiful rose garden which is laid to lawn yet surrounded by mature planting and featuring a central fountain and parterre beds stocked with flowering shrubs and ornamental trees. This area of garden can be reached from the yoga room, an extension of which forms a useful storage shed. Also adjacent to the yoga room is a further store room with gardener's wc.

The principal gardens lie to the west of the house and are mostly laid to lawn. There are mature trees and shrubs at the borders and at the western end of the garden, the land slopes down to the wide and unspoilt Lymington River valley, the character of which changes with the seasons, tides and rainfall. On the northern side of the garden is a stable yard with a loose box, mower shed and timber store.

The Situation

The house occupies an exceptional position that remains entirely secluded both secluded yet enjoys both elevated views across unspoilt countryside and close proximity to the facilities of this popular and active village. Pilley is a charming village just to the north east of Lymington and easily accessible both on foot and by car. The village has a pub, the Fleur de Lys, reputedly the oldest pub in the New Forest with records dating back to 1096. There is also an excellent village shop and primary school. Nearby Lymington offers a wider range of shops and services with a weekly Saturday market and numerous restaurants along its busy High Street. Lymington is renowned as a sailing centre with several sailing clubs and marinas. There is also a railway station with services to London Waterloo via Brockenhurst taking approximately 2 hours. Just to the north of Pilley lie the open spaces of the New Forest with countless walks and cycle rides over this beautiful National Park.





Services

Tenure: Freehold

Council Tax: G

EPC: D Current: 63 Potential: 76

Property Construction: Standard construction

Utilities: Mains gas, electric, water, private drainage (the water supply is not on a water meter)

Heating: Gas central heating

Broadband: FFTP - Fibre to the property directly. Ultrafast broadband with download speeds of up to 1800mbps available at this property (ofcom).

Conservation Area: Forest South East

Parking: Private driveway

Directions

From Lymington, take the road to Beaulieu and cross the river. Follow the road around to the left and instead of taking the next sharp right up Walhampton Hill, continue straight on onto Undershore. Continue on this road and after about a mile bear left at the top of the hill turn left at the triangular green. Follow this road around to the right and continue for another mile until you come to a T-junction. Turn left here and head down the hill. The entrance to the property will be found straight ahead as the road turns sharply to the right.

Important Notice

Spencers 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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