



20 Captains Row *Lyminster, SO41 9RP*



SPENCERS





One of Lymington's quintessential historic houses set in a highly convenient location close to both the High Street and quay with views of the river, masts and Isle of Wight.

The Property

This delightful period home caters for every aspect of a comfortable lifestyle in the heart of our glorious market town. The front door is tucked away from the road and is accessed via a side passage which also leads to the rear garden.

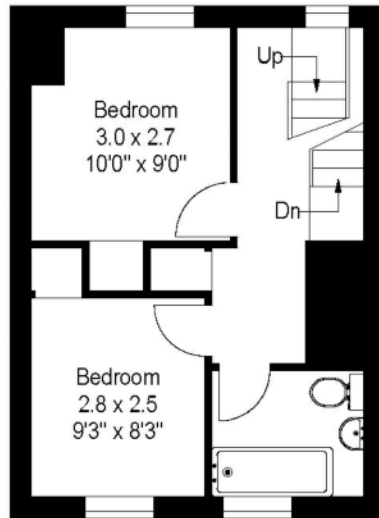
The front door opens to a large, dual aspect sitting room which has windows both to the front and rear which offer views across the garden to glimpses of masts of sailing boats moored on the Lymington River. The sitting room has two sitting areas and a large inglenook fireplace which features a wood burning stove.

Stairs lead down to the garden level where there is a beautifully finished kitchen / dining room with exposed brick and beams as well as a modern kitchen complete with space for a range cooker and an american style fridge / freezer. There is a central island with breakfast bar and French windows opening on to the garden, the first part of which is covered by a glass awning which provides cover and shelter when accessing the studio room.

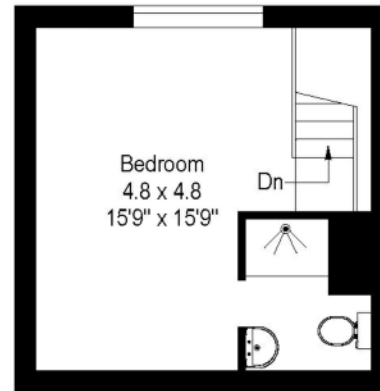
£775,000



FLOOR PLAN



First Floor

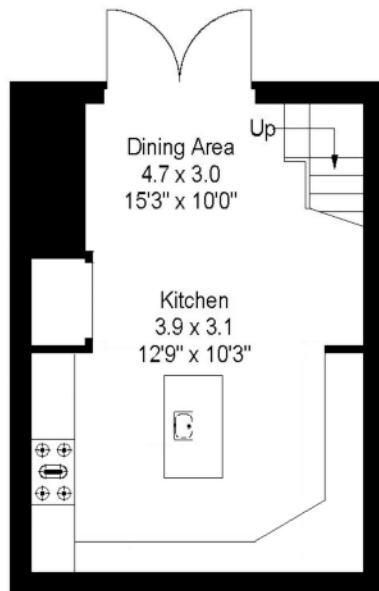


Second Floor

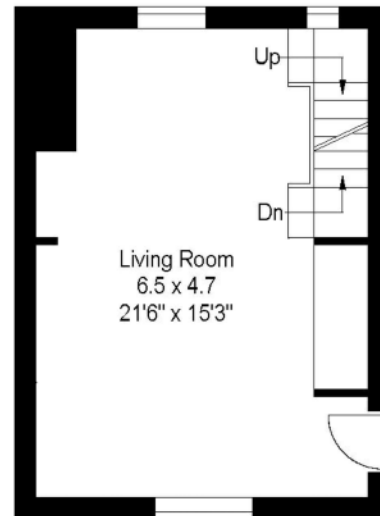
Approximate
Gross Internal Floor Area
House: 112sq.m. or 1206sq.ft.
Outbuilding: 10sq.m. or 108sq.ft.
Total: 122sq.m. or 1314sq.ft.

Plans produced and Copyright HOMEPLAN
www.homeplanuk.co.uk

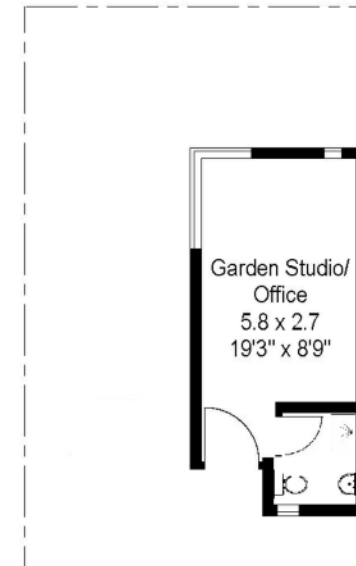
FOR ILLUSTRATIVE PURPOSES ONLY
NOT TO SCALE



Lower Ground Floor



Ground Floor





“

Featuring a picturesque garden and extremely useful ground floor studio room the house offers highly practical and extremely well presented accommodation throughout.

The Property Continued . . .

The Studio is a more modernist space with a full height corner window providing views of the garden. This room would make an ideal art or music studio as well as a home office or gym. Both its own shower room and wc, as well as its direct covered access to the main accommodation of the house make it a hugely practical addition for many varying purposes

From the sitting room, stairs lead up to the first floor where there are two double bedrooms, both of which have built in wardrobes and views to the river. There is also a family bathroom with basin, wc and bath with shower over.

On the second floor is the master bedroom with far reaching views of the Lymington river as well as built in wardrobes and an adjoining shower room complete with shower and wc.

Directions

From our offices on the High Street, head down hill towards the Quay. At the bottom of the High Street turn right onto Captains Row. The house will be found after about 40 yards on the left hand side.





Lymington is surrounded by the outstanding natural beauty of the New Forest National Park.

Grounds & Gardens

The east facing garden is paved with a large glass awning adjacent to the house providing shelter in less clement weather and protecting access from the house to the studio. The garden faces east with attractive views of neighbouring period properties and features a decked area at its far end with ample space for two dining tables which provide the perfect place to relax in the evening sun. There is access to the garden via a side alley leading to Captains Row.



Situation

The beautiful Georgian market town centre, with its cosmopolitan shopping and picturesque quay and harbour is moments from the property. Also close by are two large deep water marinas and sailing clubs for which the town has gained its status as a world renowned sailing resort, as well as an open-air seawater bath built in 1833. On Saturday, a market is held in the High Street, the origins of which date back to the 13th century. To the north is the New Forest village of Lyndhurst and Junction 1 of the M27 which links to the M3 for access to London. There is a branch line train link to Brockenhurst Railway Station (approx. 5.5 miles) which gives direct access to London Waterloo in approximately 90 minutes.



Both Lymington and Brockenhurst afford fine schooling (both state and private) with the latter having a tertiary college.

Services

Tenure: Freehold

Council Tax - F

EPC - Grade II Listed

Property Construction: Brick elevations with tile roof

Utilities: Mains gas, electric, water & drainage

Heating: Gas central heating

Broadband: Cable Broadband. Superfast broadband with speeds of up to 80mbps is available at this property

Parking: No parking

Points of interest

Priestlands Secondary School	1.2 miles
Waitrose Lymington	0.7 miles
Lymington Quay	0.2 miles
Lymington Hospital	1.7 miles
Walhampton (Private School)	1.1 miles
Brockenhurst Golf Club	4.6 miles
Brockenhurst Train Station	4.9 miles
Brockenhurst Tertiary College	5.1 miles
The Pig	5.7 miles

Important Information

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:
74 High Street, Lymington, SO41 9AL
T: 01590 674 222 E: lymington@spencersproperty.co.uk

www.spencersproperty.co.uk