



**Yew Tree Cottage**

*Bank, Lyndhurst, SO43 7FD*

**SPENCERS**  
NEW FOREST





# YEW TREE COTTAGE

BANK • LYNDHURST

*An idyllic double fronted forest cottage with attached coach house converted to a one bedroom annexe. Set in stunning cottage gardens of approx. 0.25 acre with direct forest access. There is a Shepherds Hut within the grounds used as a cosy home office with super fast fibre optic broadband throughout the hamlet of Bank.*

£1,195,000



*(Including annexe)*





## The Property

Believed to date back to 1780 and now available for the first time in 40 years, this lovely 'chocolate box' period home offers an attractive wisteria clad red brick façade balanced by a central entrance porch and casement windows.

Internally, the property has been refurbished to a high standard, offering beautifully appointed accommodation throughout extending in total to approximately 1,830sq ft.

A covered entrance porch opens into a small entrance hall, leads to a double aspect sitting room with recessed fireplace and wood burning stove enjoying views over the garden. The generous double aspect and open plan kitchen/dining room has wooden flooring and ample space for dining furniture. The charming kitchen is fitted with a range of cream storage cupboards incorporating a breakfast bar with granite worksurfaces over, a Butler sink and a range of built in appliances including a Rangemaster cooker, Neff dishwasher, fridge and water softener.

From the dining area is a lovely garden/day room overlooking the grounds with a part vaulted ceiling and double doors open out onto the south facing paved terrace and leads to the garden.

Also accessed from the kitchen is a good size reception/utility room with a range of fitted base units and wood flooring, which in turn opens into a large storage area, forming part of the original coach house. Subject to planning, these two areas could easily be combined to create a much larger living space should it be required.

A cloakroom/wc off the kitchen area completes the ground floor.



## The Property Continued...

To the first floor, a landing area links to a master bedroom with separate spacious dressing room and a guest bedroom. Both of the principle bedrooms feature ornate fireplaces and front aspect windows offering elevated views across the grounds and beyond.

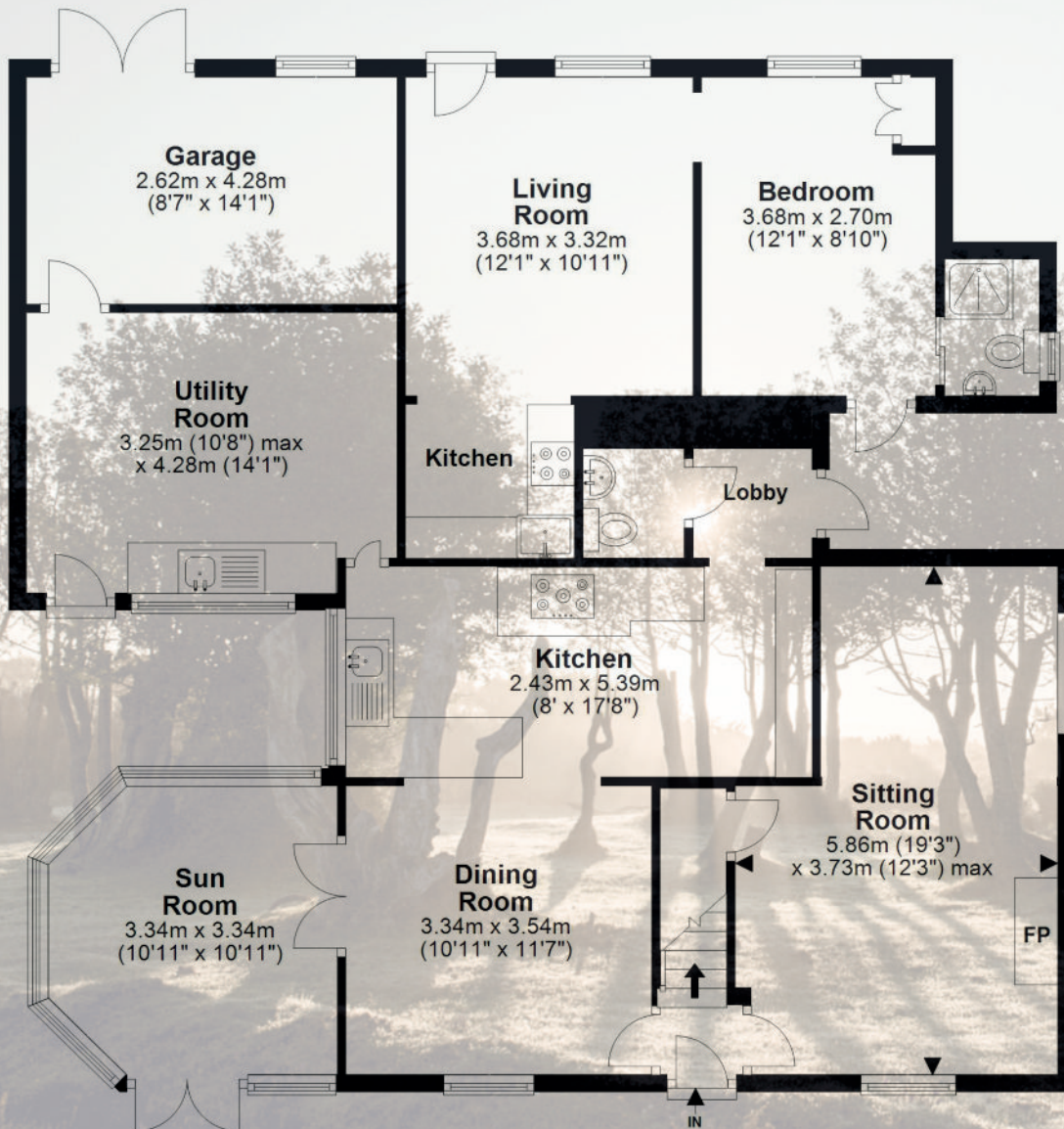
Bedroom three enjoys a double aspect and views to the side, with all of the bedrooms being served by a lovely family bathroom with freestanding claw bath and mixer taps over, separate shower cubicle with rain water shower, wash basin and wc. There is an accessible partly boarded and fully insulated loft space.





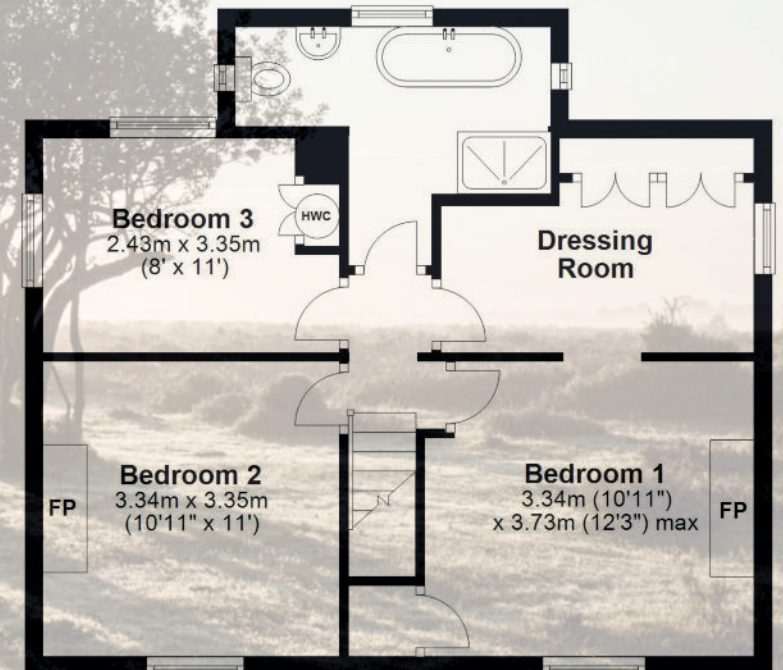
## Ground Floor (incl garage)

Approx. 118.5 sq. metres (1275.8 sq. feet)



## First Floor

Approx. 51.6 sq. metres (555.1 sq. feet)



Total area: approx. 170.1 sq. metres (1830.9 sq. feet)

Illustration for identification purposes only; measurements are approximate, not to scale. EPC New Forest Plan produced using PlanUp.



## Annexe

Adjoining and forming part of the property is a one bedroom annexe comprising a double bedroom, shower room and a superb open plan kitchen/living space with part vaulted ceiling and a range of fitted units and appliances including a Bosch oven and hob and space for a fridge and small dishwasher.

The annexe offers a significant opportunity for additional income as a 'holiday let' or even as ancillary accommodation for additional family members/friends. It could also be linked back to the existing cottage layout if desired (subject to the necessary planning consents being granted).







## Grounds & Gardens

The property is situated next to a small triangle of green, set just off a country lane, with a separate access track to the rear leading to a parking area. Additional parking exists to the side of the cottage. Double wrought iron gates set between the hedgerows open onto a gravel pathway leading to the pretty porch and front entrance as well as the annexe and a secondary seating area.

The majority of the grounds lie to the south and west of the property and are mainly laid to lawn interspersed with herbaceous borders and specimen plants and trees, including the Yew Tree. The grounds are defined by picket fence and established tree and hedge borders providing both privacy and seclusion.

In total, the plot extends to approximately a quarter of an acre, with direct access onto a forest track leading out to the open forest to the rear.



A stunning Shepherd's Hut with log burning stove, and electricity is positioned in the gardens and utilised as an office. There is a day bed and fitted shelves as well as space for a desk and chair.

## 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. Take the first turning on the left hand side into Pinkney Lane and follow the lane for approximately 1 mil. The property will then be found on the left hand side by the small triangle of green where a red and brick post box is located.





## Additional Information

Tenure: Freehold

Council Tax Band: G

Energy Performance Rating: TBC

Oil Tank. Mains electricity and water.

Conservation Area: Bank

Property construction: Brick with slate roof over

Super fast fibre optic broadband available at the cottage and throughout the hamlet of Bank.

## Situation

This pretty country cottage is set in the idyllic and highly sought after hamlet of Bank which has a popular local pub and a friendly community. Bank is 1.5 miles south west of the village of Lyndhurst, renowned as the capital of the New Forest. Situated on the open forest, the hamlet boasts a number of attractive and character dwellings, many affording fine open views over the surrounding farmland and forest. The highly regarded Oak Inn pub is a short walk away and the nearby village of Brockenhurst (approximately 5 miles south) has a mainline rail connection to London Waterloo (journey time approximately 90 minutes).

The Georgian market town of Lymington, renowned for its Saturday "Charter Market", river, marinas and yacht clubs is situated approximately 9 miles to the south. The M27 (4 miles) to the north of the hamlet provides easy access across the forest to serve Bournemouth, Southampton and the M3 motorway network to London.



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

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