



**Forever Cottage**

*Pinkney Lane, Bank, Lyndhurst, Hampshire, SO43 7FE*

**SPENCERS**  
NEW FOREST





# FOREVER COTTAGE

BANK • NEW FOREST

*An incredibly rare opportunity to purchase arguably one of the most beautiful cottages in the New Forest. The property is presented in excellent condition throughout and benefits from a substantial outbuilding comprising a double garage and home office, landscaped gardens and stunning uninterrupted views across open fields to Lyndhurst.*

*Believed to date back in part to 1783 with sympathetic extensions added in more recent times, this wonderfully unique home elegantly blends modern fittings with numerous period features such as exposed beams, casement windows and character fireplaces.*

£1,350,000



3



4



3







## The Property

The property is accessed via a pretty, open porch with tile hung roof, porch posts, tiled flooring and a solid wood front door.

The welcoming entrance hall extends through the centre of the cottage and offers a large double storage cupboard and access to the principal living accommodation.

The impressive triple aspect 28' sitting/dining room benefits from a lovely exposed brick Inglenook fireplace with inset wood burning stove, a second ornamental fireplace, exposed ceiling beams and double doors opening into the garden.

From the sitting room, double doors open into a beautiful, fully glazed and triple aspect garden room with a pitched roofline, low rise brick wall surround and double doors opening onto a paved terrace.

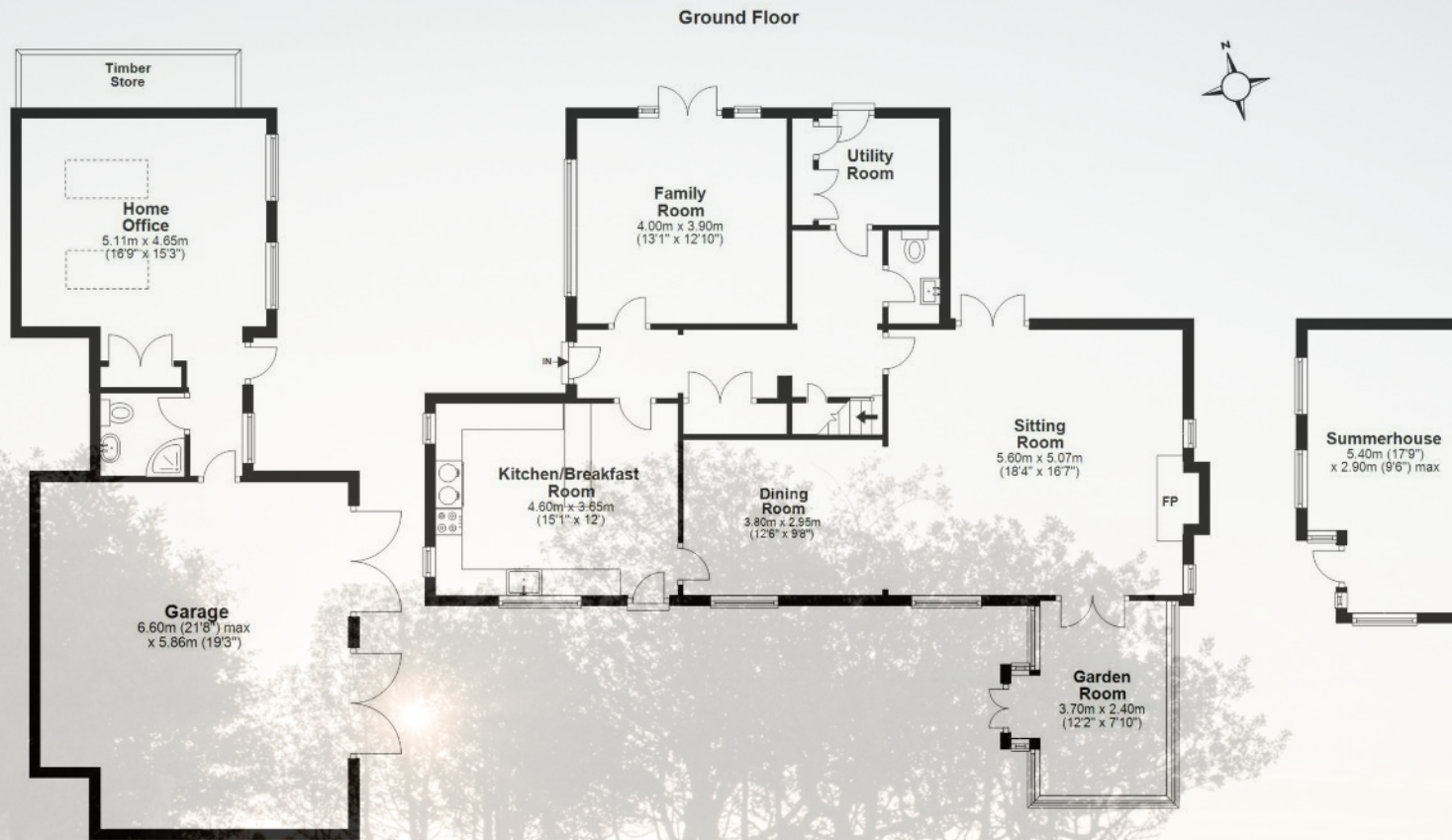
The lovely double aspect family room enjoys pleasant views and double doors opening onto a small courtyard terrace surrounded by established planting.

Set across from the family room and linking directly to the dining room is the double aspect kitchen/breakfast room. The kitchen is fitted with an attractive range of bespoke hand made units with granite work surfaces over, an inset Butler sink, a breakfast bar and built-in appliances including a dishwasher and two fridges. Further features include a double Aga cooker with four ring gas hob and extractor unit over, flagstone tiled flooring and a solid wood door opening out onto the front terrace.

Also set off the main entrance hall is an inner hallway with flagstone tiled flooring providing access to a wc and a utility area/boot room with built-in storage cupboards and access out onto the side garden.

A turning staircase with exposed wall and ceiling beams leads up to a small landing with storage/utility cupboard.

# FLOOR PLAN

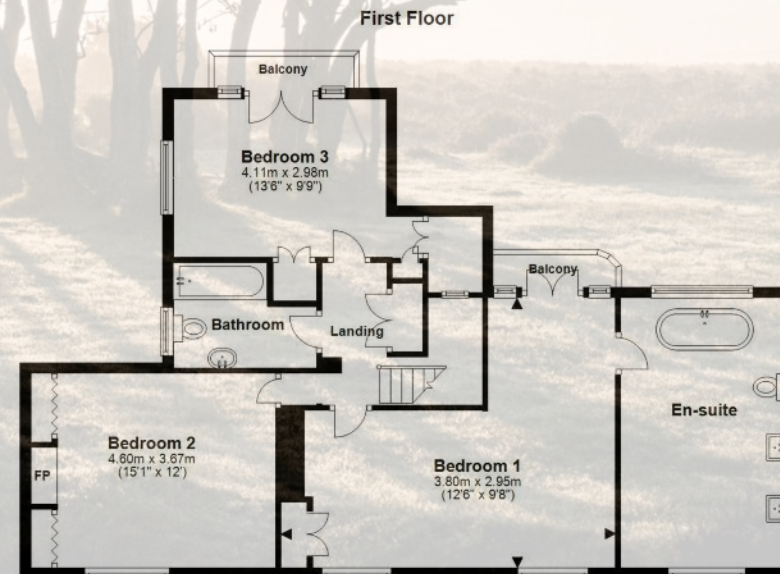


Approx Gross Internal Area: 191.5 sqm / 2061.3 sqft

Outbuilding: 62.9 sqm / 677.0 sqft

Summerhouse: 14.4 sqm / 155.0 sqft

**Total Approx gross Area: 268.8 sqm / 2893.3 sqft**





## The Property Continued...

The magnificent double aspect principal bedroom is a beautiful statement room featuring a vaulted ceiling with exposed beams and framework, exposed wall beams, built-in wardrobes and double doors opening onto a small balcony offering wonderful elevated views across open fields to St. Michael and All Angels church on the horizon.

The equally impressive double aspect en-suite bathroom features a vaulted ceiling, an exposed brick wall and wood flooring. The bathroom comprises a roll top claw bath with overhead shower unit and curved glass screen surround, 'his and hers' hand wash basins and a wc.

Bedroom two offers panelled wardrobes set either side of a beautiful cast iron fireplace and a window offering elevated views of the terrace and garden area.

The third bedroom is again a charming double room featuring built-in wardrobes and double doors opening onto a small balcony with curved wrought iron balustrade offering excellent elevated views across the fields to the rear.

The first floor layout is completed by a family bathroom comprising a panelled bath, hand wash basin and wc.



## Home Office/Outbuilding

Set alongside the cottage is a substantial timber outbuilding comprising a double garage with log store to the side and an impressive home office with vaulted ceiling and Velux roof windows and a separate shower room.

**NB.** This superb space offer options for a number of usages (subject to the necessary planning consents being granted).

## Summer House

Set in the corner of the plot is a good size timber summer house which again offer options as a possible home office.





## Grounds & Gardens

The property is approached via a cattle grid and large wood and iron gate and separate pedestrian gate opening onto a stone driveway providing off road parking for multiple vehicles and access to the double garage.

Set alongside the driveway is a large expanse of lawn which rises gently to a plateau providing the most wonderful views of the surrounding countryside. The landscaped garden is flanked by established hedge borders providing a good degree of privacy and further benefits from beautifully planted flower borders, a small strip of wildflower garden and a number of specimen plants and trees, including a magnificent Willow, a Silver Birch, Honeysuckle, Acers and climbing roses.

Between the garden and the house lies a delightful paved sun terrace ideal for outdoor dining and entertaining. The terrace area is defined by pretty, curved brick wall boundaries and features a lovely pergola with climbing plants and a small water feature/fish pond.

The grounds wrap around both sides of the property and lead via a number of stone pathways with brick edging to a circular decking area at the rear of the cottage with open aspects.

## 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 three quarters of a mile. The road goes over a cattle grid and bears round to the right before descending. The property will then be found on your right hand side after the thatched cottage, as you drop down the hill.





## Additional Information

Tenure: Freehold

Council Tax Band: G

Energy Performance Rating: F Current: 35 Potential: 66

Property construction: Standard construction

Mains electric, water and drainage. Oil fired central heating

Conservation Area: Bank

The property is affected by a Tree Preservation Order (TPO)

Ultrafast broadband with speeds of up to 1000 Mbps is available at the property

## The Situation

This pretty country cottage is set in a prime position 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, the renowned capital of the New Forest. Situated on the open forest, the hamlet boasts a number of attractive dwellings, both large and small, 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.

## Important Notice

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.



*This idyllic hamlet is conveniently positioned for those wanting a rural lifestyle combined with easy access to local amenities and commuter links.*



## The Local Area

Lyndhurst has been known as the capital of The New Forest since William the Conqueror established it as a royal hunting ground in 1079, with Kings and Queens staying at the Royal Manor throughout the centuries.

Lyndhurst is also home to the Forestry Commission and the Verderers' Court (Verderers are the guardians of the forest's rights and therefore protectors of the forest landscape).

The delightful High Street offers an eclectic mix of boutique shops and everyday stores including an old-fashioned sweet shop and award-winning butchers, as well as an art gallery, a vintage interiors shop and a Ferrari and Maserati showroom. There are numerous places to eat out, ranging from popular country inns, such as The Royal Oak at Bank (a hamlet within the parish boundary) to Lime Wood, a country house hotel with a highly regarded restaurant and luxurious spa.

## Points Of Interest

The Oak Inn	0.5 Miles
Lime Wood House Hotel	1.3 Miles
Coxlease School	0.5 Miles
Saint Michael and All Angels Infant School	0.7 Miles
The New Forest Small School	1.2 Miles
Brockenhurst Tertiary College	3.0 Miles
Lyndhurst Surgery	0.7 Miles
Ashurst Railway Station	3.1 Miles
Brockenhurst Mainline Railway Station	3.3 Miles







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

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