



6 Captains Row

Lymington, SO41 9RP



SPENCERS





A beautifully presented Grade II Listed Period Town House, in the historic part of Lymington with three double bedrooms, three private parking spaces, and a beautifully landscaped south west facing garden.

The Property

On entering the property, the principal reception room has a luxurious, inviting feeling. It has a wealth of original features including period panelling, an ornate fireplace, original wide bay window, sash windows and wooden flooring. The hallway leads to the open plan vaulted breakfast room and kitchen with an adjoining dining/sitting room.

The kitchen has been newly extended and has large french doors with tantalising views onto the landscaped garden. The extension has been cleverly planned, with a glass atrium adjoining the sitting area into the kitchen/dining room flooding the rooms with light and warm sunshine.

The impressive kitchen has striking checkered floor tiles, a large Lacanche range cooker and bespoke kitchen units with fitted fridge/freezer and offering ample storage. There is a recess fireplace in the sitting area, open shelving and a large storage cupboard.

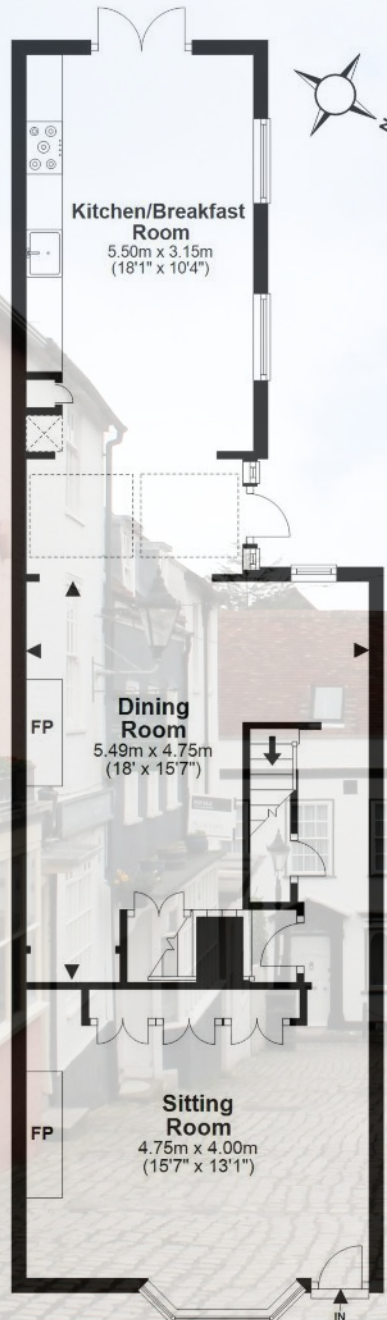
Stairs descend from the hallway to the spacious laundry/drying room, an ideal utility space with ample storage.

£1,250,000



FLOOR PLAN

Ground Floor

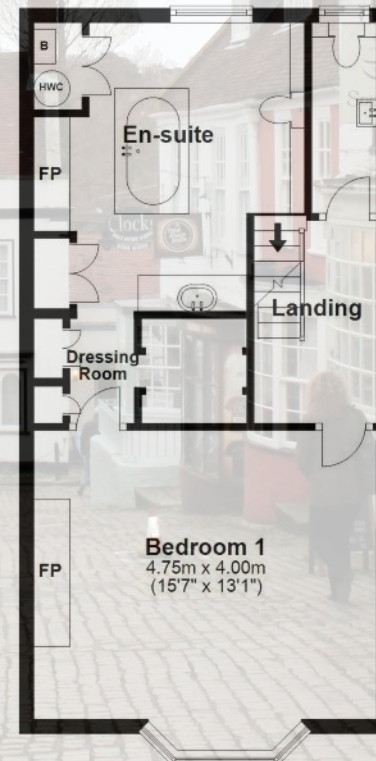


Approx Gross Internal Areas

Basement: 23.4 sqm / 251.6 sqft
Ground Floor: 69.0 sqm / 743.0 sqft
First Floor: 46.1 sqm / 496.4 sqft
Second Floor: 44.3 sqm / 476.7 sqft

Total Approx Gross Area:
182.7 sqm / 1967.7 sqft

First Floor



Second Floor



Basement





This exquisite property which has recently been fully renovated and extended, offers the epitome of Lymington life, set in the heart of the bustling seaside town with river and mast top views from the first and second floors.

The Property Continued . . .

On the first floor the impressive main bedroom, again with a feature fireplace and large bay window offering views to the East along the roof tops of Nelson Place through which the river and mast tops can be seen. Off the bedroom is a well designed dressing room and large bathroom with further wardrobes, voluminous free standing roll topped bath, and fitted wash hand basin with marble surround. On the same floor is the guest cloakroom.

Stairs continue to the second floor where there are two good size double bedrooms, one with fitted wardrobes and views of the river and mast tops and the other with views over the beautiful and tranquil garden. The rooms are separated by a generous sized family bathroom.

Directions

By car: From our office turn right and take the first left into Church Lane. Take the first left into Grove Road, and at the end of the road turn left into Captains Row. The property can be found on the left hand side.

By Foot: Turn left out of the office, and continue down the High Street towards the Cobbles, turn right into Captains Row and the property will be found towards the end of the road on the right hand side.





A delightful south west facing walled garden is approached from the kitchen/breakfast room.

Grounds & Gardens

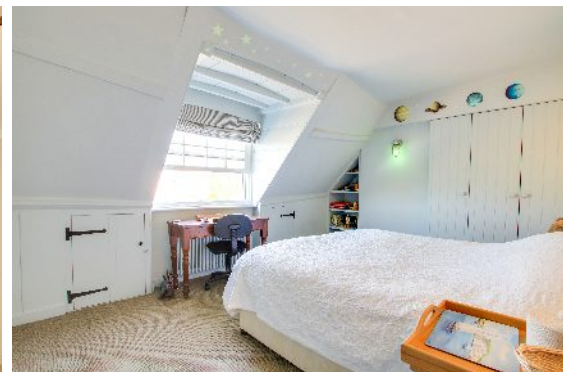
The delightful south west facing walled garden is approached from the kitchen/breakfast room. Double doors lead onto a paved entertaining area perfect for alfresco dining. Landscaped steps climb to the imaginatively designed garden area which has been created for easy maintenance and to tantalise the senses. There is room for a vegetable garden, compost area and garden shed at the rear.

Parking

Across the road from the house is a private parking area with space for three cars. There is also a water tap.

Situation

The beautiful Georgian market town of Lymington with its cosmopolitan shopping and picturesque harbour is within easy reach of the property. Also within walking distance are the 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 that was built in 1833. Lymington has a number of independent shops including some designer boutiques and is surrounded by the outstanding natural beauty of the New Forest National Park. A market is held in the High Street on Saturdays, the origins of which are thought to 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 also 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. There is underfloor heating under the entire chequered kitchen/breakfast room floor (this is on it's own separate timer control to the rest of the central heating)

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

Parking: Three private parking spaces

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:
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