



Ferry Cottage

*Undershore Road, Lymington, SO41 5SA*



SPENCERS





## FERRY COTTAGE

UNDERSHORE ROAD • LYMINGTON

*Nestled in a private setting, Ferry Cottage is a generously proportioned, light-filled family home that enjoys sweeping southerly views across the river, local marina masts, and the elevated beauty of Tennyson Down on the Isle of Wight. This much-loved residence, held by the same family for generations, is thoughtfully designed to capture its sunlit, south-facing outlook. Offering versatile living space to accommodate a range of lifestyles, the property also features secluded gardens, ample parking, and a garage.*

### Ground Floor

Kitchen • Dining Room • Living Room • Snug • Utility Room • Cloakroom • Garage

### First Floor

Five Bedrooms one with En Suite • Family Bathroom

**£1,275,000**





## The Property

This property presents an excellent opportunity for full internal refurbishment and modernisation. Upon entering, you are welcomed by a spacious hallway with stairs leading to the first floor and access to the main living areas. The sitting room is generously proportioned and enjoys delightful views across the expansive frontage, naturally drawing the eye outdoors. It seamlessly connects to the open-plan kitchen and dining area, which also benefits from lovely garden views. Additional ground floor features include a study, a cloakroom, and a substantial amount of built-in storage. Upstairs, two front-facing bedrooms offer far-reaching views of the Lymington River.

The principal bedroom is notably spacious, complete with its own balcony and a large en-suite shower room. The remaining three double bedrooms are served by a well-appointed family bathroom. This is a fantastic opportunity to transform the property into a superb family home.





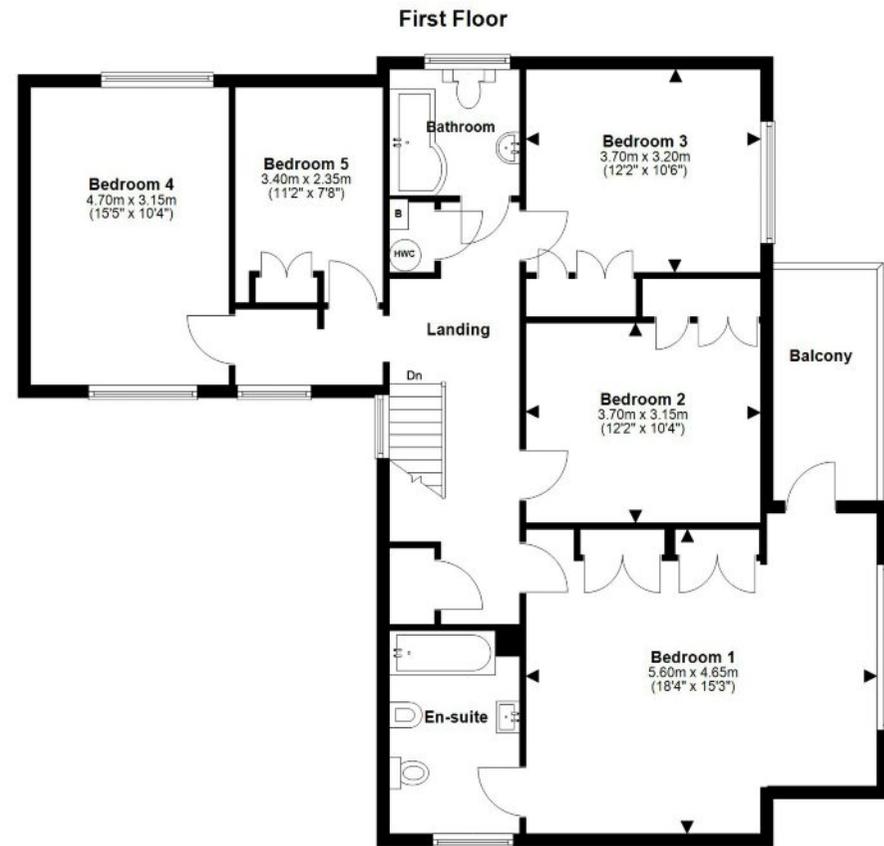
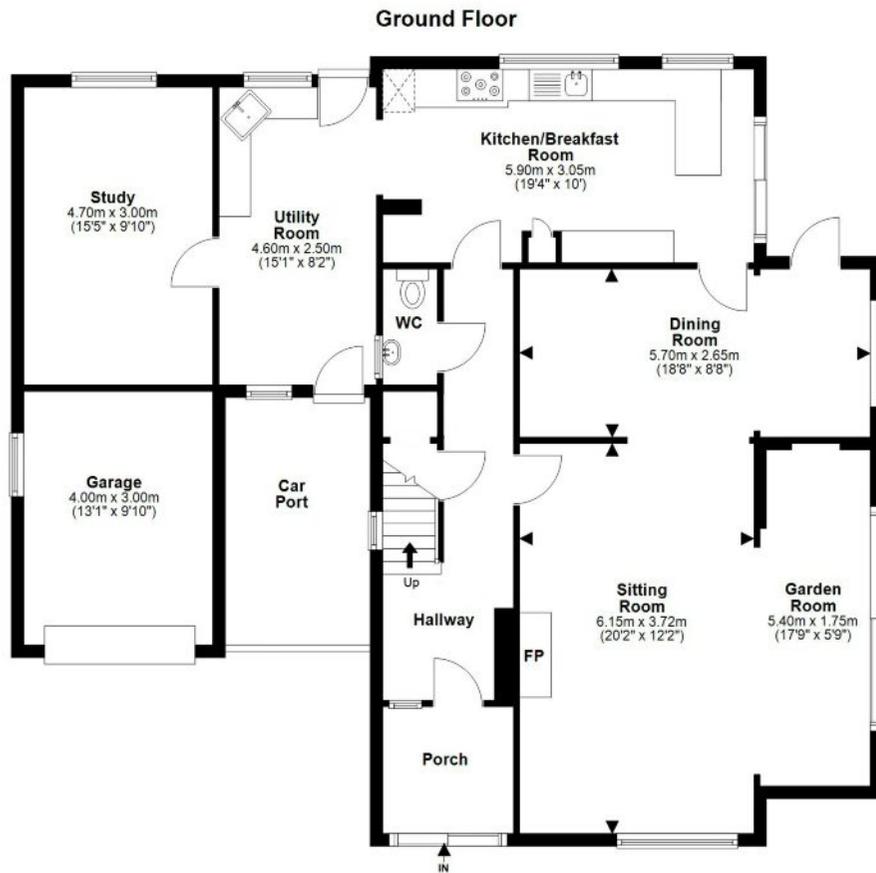
# FLOOR PLAN

## Approx Gross Internal Areas

House: 217.4 sqm / 2472.6 sqft

Garage: 12.4 sqm / 133.0 sqft

**Total Approx Gross Area: 229.8 sqm / 2605.6 sqft**









## Grounds & Gardens

The property enjoys a secluded setting, accessed via a leafy approach and positioned well back from the road behind established greenery. A sweeping in-and-out driveway leads to both a garage and a carport. The fully enclosed garden offers a high degree of privacy, predominantly laid to lawn and framed by mature trees and shrubs.

## The Situation

Undershere Road enjoys a highly desirable location, next to the river and a 10 minute walk to the High Street, known for its popular Saturday market and an array of independent shops, cafés, bars, and restaurants. A haven for sailing enthusiasts, Lymington offers outstanding access to the Solent, supported by excellent sailing clubs, marinas, and mooring facilities. Just to the north lies the picturesque New Forest National Park, offering endless opportunities for walking and cycling. For commuters, Lymington railway station provides convenient connections to London Waterloo via Brockenhurst.



## Directions

From Lymington, head to the bottom of the High Street and turn left into Gosport Street. At the mini roundabout turn right towards Beaulieu. Immediately after crossing the river, turn right into Undershere Road. Pass the Ferryman pub on the left hand side and the entrance to the property is the second driveway on the left after the pub.



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

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## Services

Tenure: Freehold

Council Tax - G

EPC - C    Current: 73    Potential: 75

Property Construction: Brick elevations with tile roof

Utilities: Mains gas, electric and water. Private drainage via septic tank which the property has sole use of. The tank is located within the boundary of the property. The property also has solar PV panels, the roof panels supplement mains, not connected to grid.

Heating: Gas central heating

Broadband: Superfast broadband with speeds of up to 73mbps is available at this property.

Conservation Area: Forest South East

Restrictive Covenants: The original covenant stipulates no building outside a set line on the deeds, and no restriction of the neighbour's view to the SW. The house is well within the stipulated area.

Easements: The drive is shared between three properties

Parking: Private driveway and garage

## 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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