



8 Captains Row

Lymington, SO41 9RP



SPENCERS





An imposing Grade II Listed Period Town House, on the desirable Captains Row in the historic part of Lymington with generous reception rooms, four/five bedrooms, which include an impressive principal bedroom suite. The current owners have created a first floor sitting room to enjoy lovely views.

The Property



The entrance vestibule opens into the spacious hallway area. The room is open to the dining area and there is an attractive bay window and fireplace. There are glazed doors to the rear garden and this spacious living room incorporates both sitting and dining. An attractive turning staircase leads from the hallway to the first and second floors. A door leads down to the cellar which has good head height. There is a ground floor cloakroom. The kitchen breakfast room has glazed double doors to the rear garden and sunny courtyard. There is a range of storage units incorporating the oven and hob, with ample worksurfaces above and room for a microwave. An archway leads through to the utility room with ample storage provision. There is space for a range of appliances including under counter fridge, dishwasher and washing machine. A further door leads to the garden.

£825,000

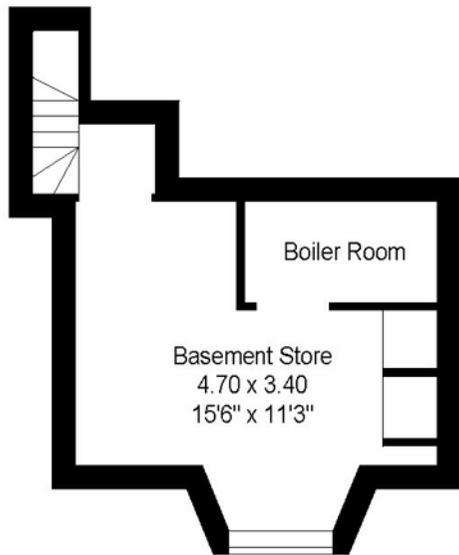


FLOOR PLAN

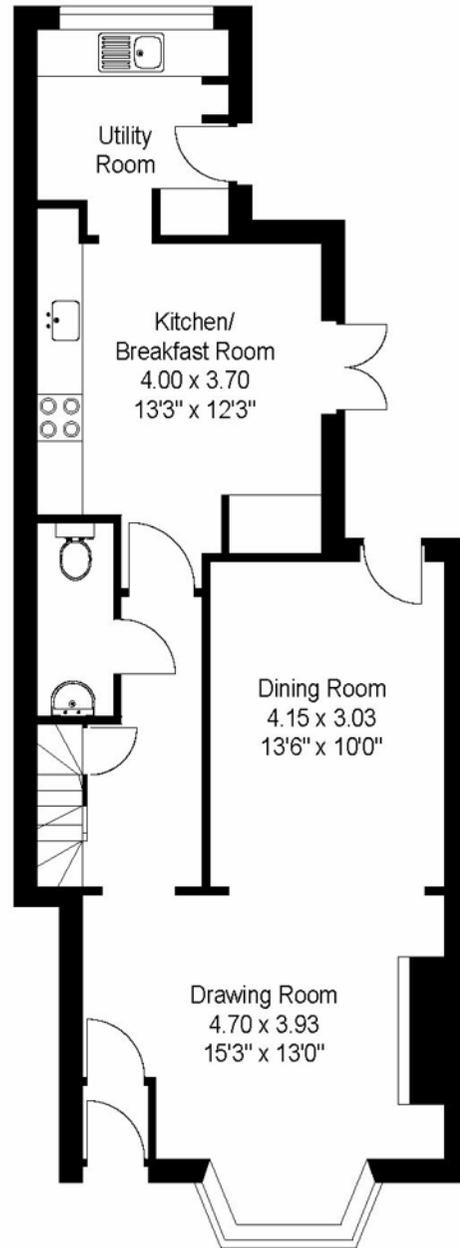
Approximate
Gross Internal Floor Area
Total: 184sq.m. or 1981sq.ft.

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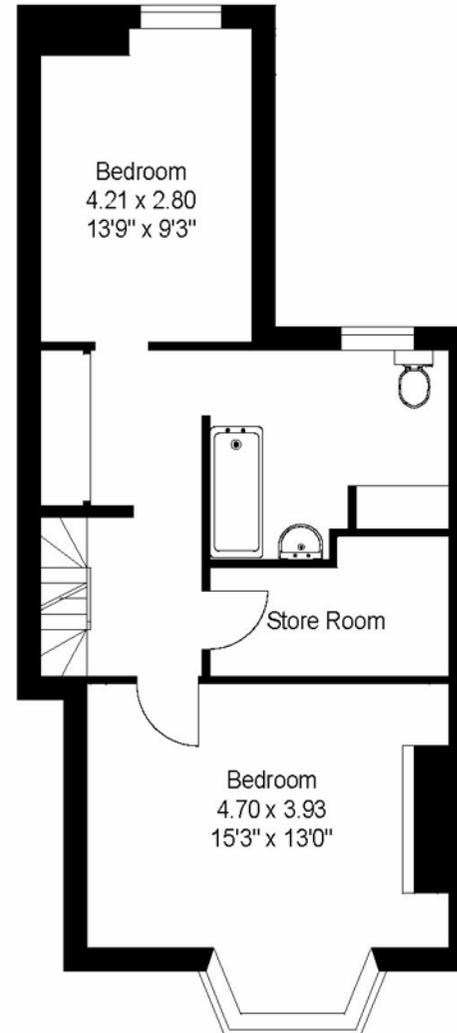
FOR ILLUSTRATIVE PURPOSES ONLY
NOT TO SCALE



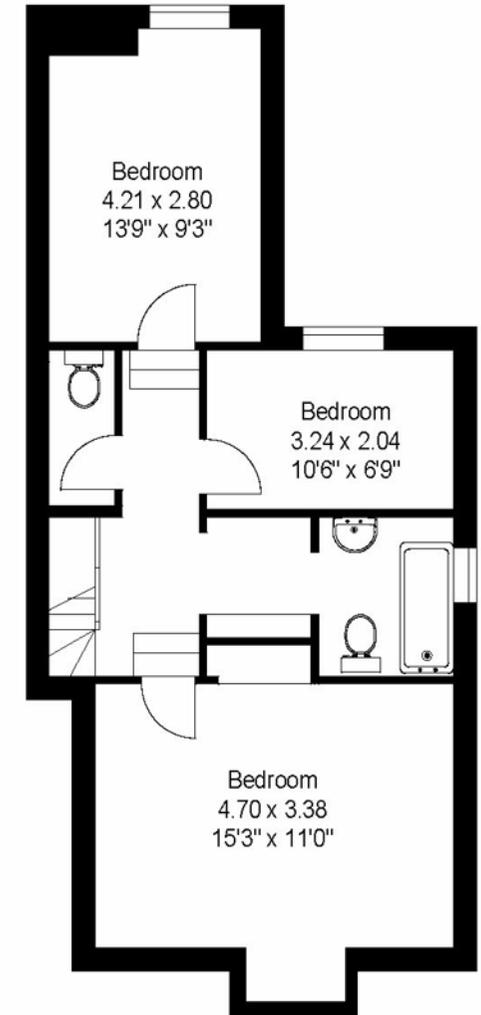
Basement



Ground Floor



First Floor



Second Floor



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There is a beautiful terraced south west facing garden. Presented in very good order and set in the heart of the bustling seaside town with river and mast top views from the first and second floors.

The Property Continued . . .

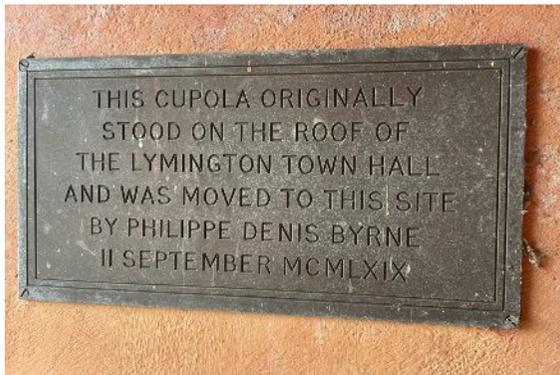
The current owners utilise the large front room on the first floor as a spacious sitting room with a large bay window having attractive views. There is an impressive bedroom suite to the first floor accessed by walking through the fitted dressing room and where the ensuite bathroom has a WC, handbasin, bath and storage. Finally , there is a storage room on this landing.

Stairs continue to the second floor where there are three further double bedrooms, one at the front of the house with stunning views served by a bathroom with shower over the bath, WC, handbasin and a separate cloakroom.

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. Parking can be found along Grove Road or on the Lymington Quay, where parking clocks can be used.

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.





The property is offered with no forward chain.

Grounds & Gardens

The delightful south west facing walled garden is approached from the kitchen/breakfast room where there is a sunny part-enclosed courtyard. Doors from the dining room and kitchen 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. There is room for a vegetable garden, compost area and garden shed at the rear. The cupola (top of the town hall) has been located here above a small brick store.

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.

Additional Information

Tenure: Freehold

Council Tax Band: G

Energy Performance Rating: Not required as Grade II Listed

All mains services connected

Heating: Gas central heating

Property Construction: Standard construction

Conservation Area: Lymington

Flood Risk: Very low

Superfast broadband with speeds of up to 80 Mbps is available at the property (Ofcom).

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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