



Lea House

Lisle Court Road, Lymington, SO41 5SH

SPENCERS
COASTAL





LEA HOUSE

LISLE COURT ROAD • LYMINGTON

On the banks of the Lymington River and with immediate, uninterrupted views to The Solent and Isle of Wight this charming and substantial house offers a once in a lifetime opportunity to create a dream home in one of the area's most sought after locations. Subject to planning permission there is potential for a re-sited 4,294 sq ft new house on the plot.

Ground Floor

Sitting room • Drawing room • Dining room • Study

Kitchen • Conservatory • Garden room • Reception room • Utility • Cloakroom • Garage • Store room

First Floor

Principal bedroom with dressing room and en suite • Three further double bedrooms

Bathroom with adjoining shower room • Separate cloakroom

Second Floor

Large loft area for storage

£4,500,000



4



7



3



The Property

Built in 1936 and only previously sold once in its life time, the house is a substantial property which faces south and enjoys one of the finest outlooks in Lymington across its own land to the water. Positive pre-planning applications have already been conducted with the relevant planning authorities to discuss further tree removal and the demolition of the existing house with extension, re-siting and re-building slightly further south. Based on planning allowances we have been advised that an accommodation footprint of 4,294 sq ft would be allowable.

The front door opens to an entrance hall with adjoining cloak room and wc. There is a generous sitting room with open fire place and a bay window with sliding doors to the garden which are designed, like all the principle reception rooms and bedrooms, to take in the exceptional southerly views of the water. Beyond the sitting room is a further large reception room providing access to a view-facing conservatory and separate study. Beyond the study is a garden room which could be used for a variety of purposes. Also on the ground floor, on the other side of the entrance hall is a dining room, again with views to the water, off which is the kitchen with an adjoining utility room.

Leading off the dining room is a further reception room, again with water views, and sliding doors to the garden as well as a door to a store room.

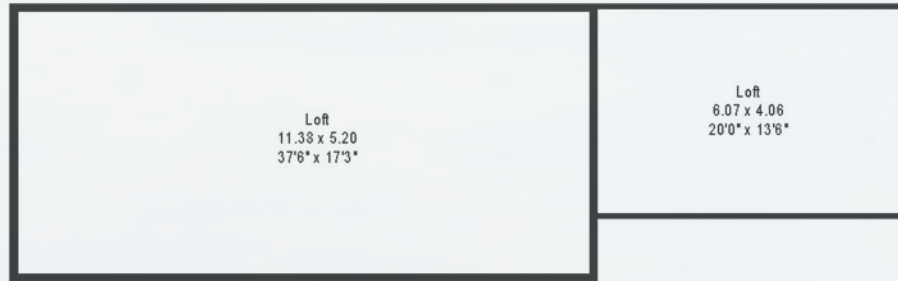
It should be noted that all principle reception rooms have very large windows and sliding glass doors to the garden. These were designed to maximise the impact of the views. From a future planning permission, these are hugely beneficial as the planning authorities assess existing window size when considering potential light pollution from a new design.

Upstairs the main bedroom has an adjoining dressing room and separate en suite bathroom. Bedroom 2 has an en suite shower room while bedrooms 3 and 4, like all other bedrooms have built in wardrobes and views across the garden to the Isle of White. There is also a family bathroom and separate wc.





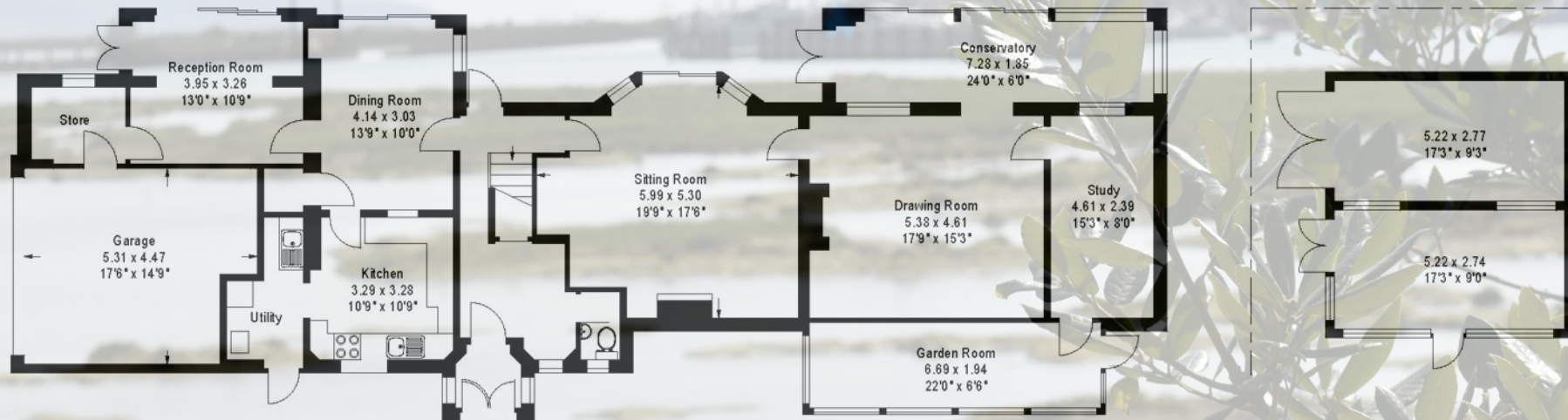
FLOOR PLAN



Approximate
Gross Internal Floor Area
House: 281sq.m. or 3025sq.ft.
(Including Garage)
Loft space: 84sq.m. or 904sq.ft.
Outbuilding: 30sq.m. or 323sq.ft.

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NOT TO SCALE







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Sitting in approximately 3.5 acres of south facing lawn gardens the house currently offers 3700 sq ft of accommodation with a range of garaging and outbuildings. Now in need of updating the property represents one of the area's most exciting projects available in recent years.

Grounds & Gardens

The house is approached over a carriage drive with two vehicular entrances. The drive leads to a parking area and the garage which is integral to the house. The main formal gardens lie to the south of the house with a stone paved terrace immediately in front of the house which can be accessed from most of the reception rooms. Beyond the terrace, the lawn gardens slope gently down to the water with the boundaries planted with mature shrubs and trees. There are several outbuildings on the property as well as a detached single garage. Halfway down the garden is spring fed pond beyond which the gardens adjoin the

beginnings of the foreshore where there is a gate to access the water.

The neighbouring property Deeracres has a vehicular right of way part way down the extreme eastern edge of the property to provide access to their paddock. This access is largely secluded but could easily be further screened by fencing or planting if required.



The Situation

The property occupies a position that is unrivalled in terms of water views, privacy and proximity to Lymington. The house itself sits just off a quiet lane in an extremely peaceful yet convenient location. Occupying a slightly elevated position, the house faces south and enjoys exceptional unspoilt views across its own land to the Lymington River, The Solent and the Isle of Wight. Lisle Court Road is a little used road that serves the few houses and farms along its length. It therefore provides an extremely peaceful and private setting yet is only a mile and a half from Lymington with its bustling High Street and sailing clubs. The property is surrounded by the New Forest National Park and, as a result, is remarkably unspoilt. The Forest offers endless walks, cycle trails and out riding as well as beautiful open countryside.

Directions

From Lymington take the B3054 towards Beaulieu. Once you have crossed the River on the edge of Lymington, turn right almost immediately onto Undershore Road signposted to South Baddesley and East End. Continue on this road and after approximately half a mile take the turning on the right just after Elmers Court Hotel into Lisle Court Road. Continue for a few hundred yards and after you pass The Well House on the right hand side, the entrance to the property is the next drive on the right.





Services

Tenure: Freehold

Council Tax - F

Energy Performance Rating: E Current: 54 Potential: 74

Property Construction: Brick elevations with tile roof

Heating: Gas central heating

Utility Supplies: Mains Electricity, gas and water

Private drainage, property has sole use of cesspit located within the boundary of the property

Broadband: Basic broadband with speeds of up to 16mbps is available at this property (ofcom)

Mobile Signal / Coverage: No known issues, buyer to check with their provider

Easements: Right of way for Deeracres to lower field only

Conservation Area: Yes, Forest South East

Important Notice

Spencers of Lymington 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:

74 High Street, Lymington, Hampshire, SO41 9AL
T: 01590 674222 E: lymington@spencersproperty.co.uk

www.spencersproperty.co.uk