



FELLS GULLIVER

PROPERTY EXPERTS

*Est.1988*

# 15 Captains Row

Lymington • SO41 9RP







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This beautifully presented two/three bedroom Grade II Listed townhouse is located on a sought-after road, close to Lymington High Street and Quay. This charming property benefits from a private south westerly rear garden, river views from the top floor, and is offered for sale with no forward chain. It is currently run as a successful holiday let and would also make an ideal bolt-hole or for anyone wanting to be close to town.



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£625,000

## Key Features

- Cottage style kitchen with built-in appliances
- First floor double bedroom two with range of built-in wardrobes and cupboards
- Second floor master bedroom and large family bathroom
- External utility/laundry room and cloakroom
- Offered chain free
- Ground floor reception/dining room with wood burner
- First floor bedroom three/second reception room with feature fireplace
- Basement with power and light
- Well established south west facing private rear garden
- Currently run as a successful holiday let and would also be ideal as a bolt-hole or for anyone wanting to be close to town

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# Description

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Located in a popular street, just a couple of minutes level walk to Lymington High Street, this charming Grade II Listed townhouse offers versatile accommodation and benefits from a private south west facing garden, river views from the top floor and is offered chain free. The property is located within a short walk of the Quay, train station and local amenities.

Steps leading up to the front door, leading into the reception/dining room which has an inset wood burner, built-in storage cupboard, window to the front aspect and door leading through to the inner hall with stairs rising to the first floor and door with stairs leading down to the large basement which runs to the front of the property, has power and light, window to the front aspect and very useful for storage. Door from the inner hall into the cottage style kitchen with a comprehensive range of floor and wall mounted cupboard and drawer units with granite worktop over and inset Belfast sink with mixer tap, integral appliances including electric oven with four ring gas hob over and extractor hood, dishwasher and fridge. Cupboard housing gas fired central heating boiler, flagstone flooring, feature exposed brick wall to one wall, part-glazed external door leading out to the rear porch with a window to the rear and a door leading out to the rear courtyard.

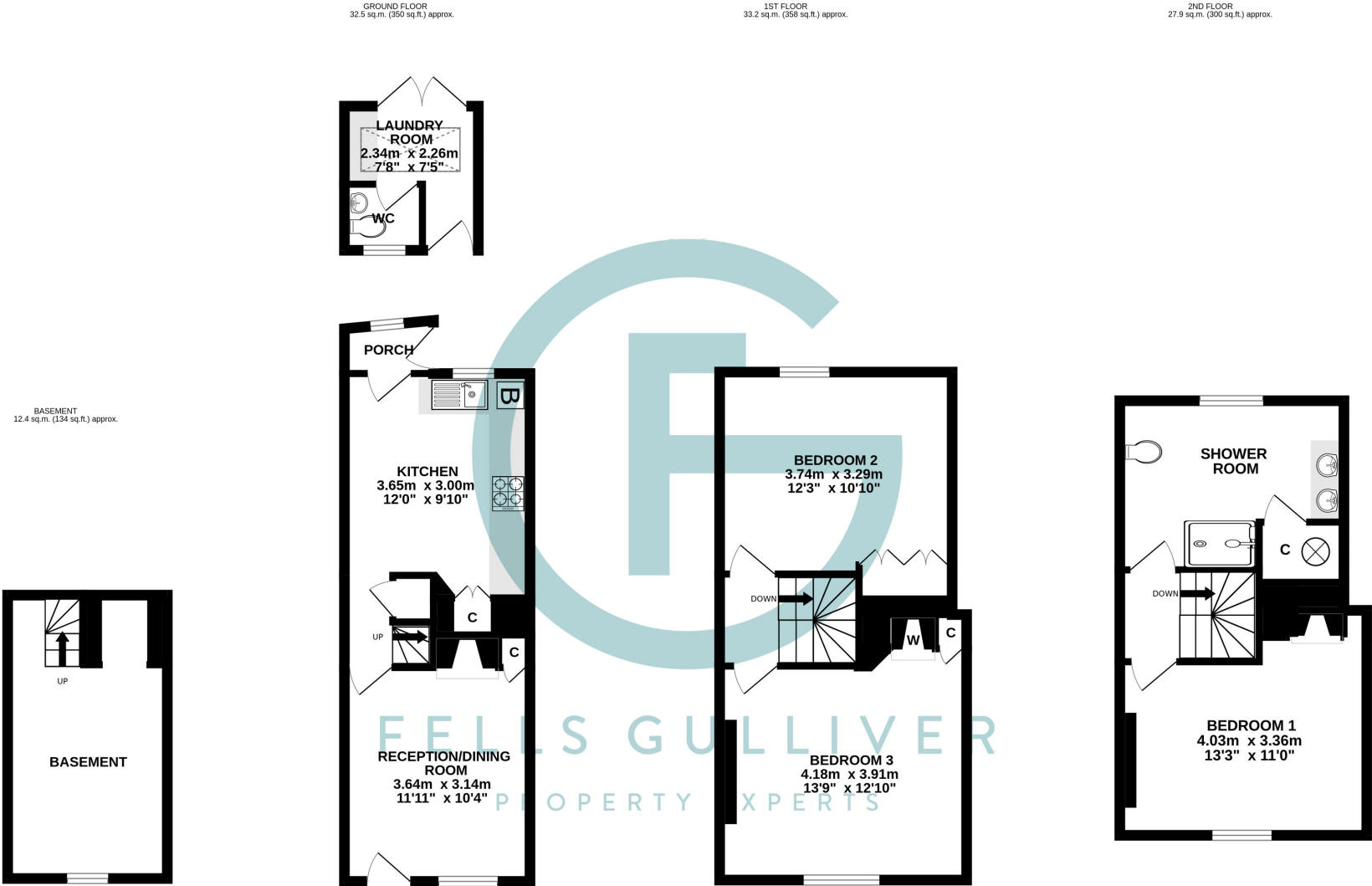
First-floor landing with door leading into bedroom three/second reception room with built-in cupboard, feature traditional fireplace, window to the front aspect and wooden floor. Double bedroom with built-in double wardrobes with cupboards above, a window to the rear aspect overlooking the rear garden and wooden flooring. From the landing, there is a turning staircase leading up to the second floor where you will find the master bedroom with a window to the front aspect and wooden flooring. The spacious family bathroom has a large walk-in shower, low level WC, double sink unit with mixer taps, large airing cupboard, traditional style radiator, window to the rear aspect, and wooden floor.

From the rear courtyard, there is pedestrian access into the brick built external laundry room/cloakroom with space and plumbing for a washing machine, space for tumble dryer/under counter fridge/freezer with shelving above, providing plenty of storage, tiled floor, roof light. Door into the cloakroom with low-level WC, wash hand basin with mixer tap and obscure window to the front aspect. Glazed double doors from the utility area lead out to the delightful cottage-style paved rear garden, which is private and south west facing. The boundaries are walled to two sides and fenced to the other. There are brick-built raised flower beds and an abundance of well established plants, shrubs and trees. Space for patio table and chairs and BBQ etc. Pedestrian gate leading to an alleyway which gives access to the front of the property, on to Captains Row.

The property is within an easy short level walk of Lymington High Street, the sailing clubs and the marinas. The beautiful Georgian market town of Lymington has many independent shops and a picturesque quay, deep water marinas, and sailing clubs. Lymington has numerous highly regarded restaurants and designer boutiques and is surrounded by the outstanding natural beauty of the New Forest National Park. To the north are the New Forest villages of Brockenhurst and 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 provides a half hourly service to London Waterloo with a journey time of approximately 90 minutes.



# Floor Plan



TOTAL FLOOR AREA : 106.0 sq.m. (1141 sq.ft.) approx.  
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For more information or to arrange a viewing please contact  
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