



Auburn

48 Belmore Lane, Lymington, SO41 3NN

SPENCERS
NEW FOREST





A vanishingly rare opportunity to update and extend a substantial detached house on an impressive 0.3 acre mature south facing plot south of Lymington High Street with off street parking and a detached garage.

The Property

The house is a very substantial property with well proportioned rooms, high ceilings and a southerly aspect with the principle rooms flooded with light and overlooking the garden. The front door opens to a generous entrance porch with a further door into the hall where stairs rise to the first floor and doors open to the kitchen and living room. The living room is a particularly impressive space with large windows and glazed door opening onto the garden. The room serves as both sitting room and dining room and contains a chimney breast and fireplace. The house was originally designed to have part of this room as a ground floor bedroom or study and there remains the possibility to reinstate a door leading from this area to the downstairs bathroom. From the sitting room is a door to the kitchen which features the original cabinets and formica work surface as well as a built in contemporary double oven and electric hob. There is a rear hall accessed from the kitchen which provides further storage and has a back door to outside. Also on the ground floor is a w.c. which is accessed from the hall.

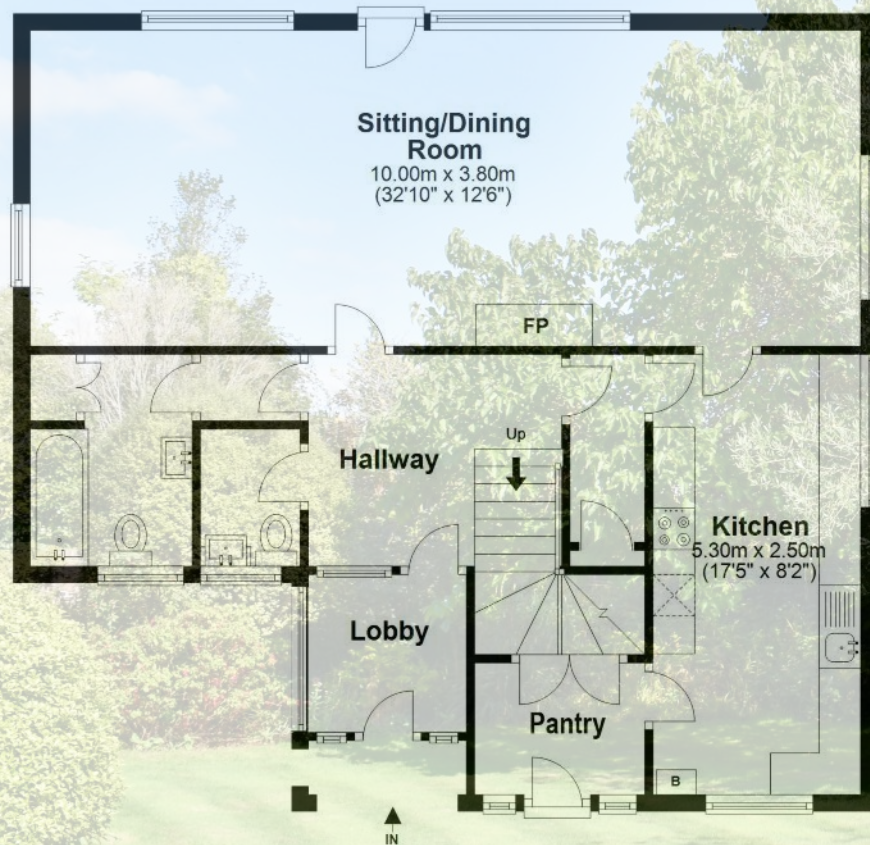
£1,350,000

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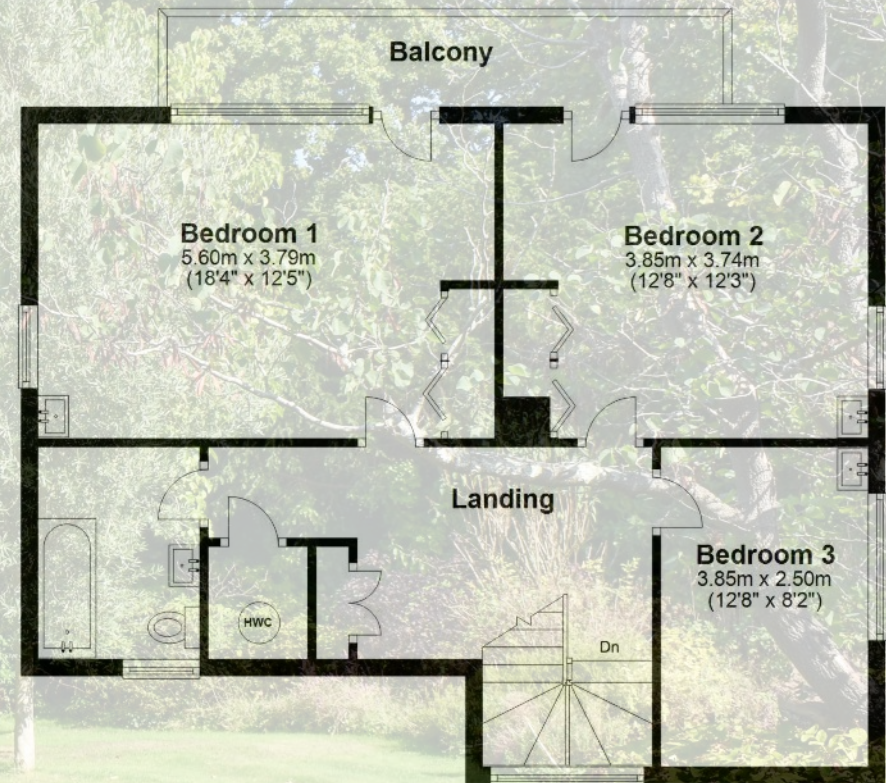


FLOOR PLAN

Ground Floor



First Floor



Approx Gross Internal Areas

House: 175.2 sqm / 1885.8 sqft

Garage: 24.6 sqm / 264.8 sqft

Total Approx Gross Area: 199.8 sqm / 2150.6 sqft

Outbuildings not necessarily shown in the correct position/ orientation



The house occupies a private yet highly convenient position just over 300 yards from Marks & Spencer.

The Property continued . . .

Upstairs there is a central landing with loft hatch leading to a boarded loft. There are two very generous double bedrooms both of which have glazed doors opening onto a balcony which runs the length of the house. There is also a further single bedroom and a family bathroom. The property has been well maintained over the years and remains a very comfortable home however there is significant scope to further enhance and, subject to the necessary consents, extend.



The Situation

Positioned in the heart of Lymington and close to all shops and restaurants, yet tucked away off the south side of the High Street, this charming detached house occupies a substantial yet secluded spot. Lymington has a weekly Saturday market and a wide range of independent shops and national chains along with excellent pubs, cafes and restaurants. The town offers exceptional sailing with two deep water marinas and is also very well connected with rail services to London Waterloo in under 2 hours from nearby Lymington Station via Brockenhurst.



The New Forest is on the doorstep which provides spectacular scenery, rides and walks.

Grounds & Gardens

The house is approached over a tarmac drive leading to a parking area in front of the detached garage. The house sits centrally in its south facing gardens which provide a distinct sense of space around the house. The gardens are mostly laid to lawn with several mature beds to the front of the house and at the borders. Mature shrubs and trees have been carefully planted to provide both an attractive backdrop and privacy from neighbours. To the western side of the garden is a shed and timber framed greenhouse. The gardens and grounds total 0.3 acres.



Directions

From our office on the High Street turn right and head past the church towards Marks & Spencer Continue for another 100 yards before turning left into Belmore Lane. Carry on down Belmore Lane for approximately 200 yards and the house will be found on the right hand side opposite the entrance to Courtenay Place.



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

Services

All mains services are connected.

Energy Performance Rating: E Current: 48 Potential: 75

Council Tax: Band F

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

Points Of Interest

Priestlands Secondary School	0.9 miles
Waitrose Lymington	0.3 miles
Lymington Quay	0.7 miles
Walhampton (Private School)	1.6 miles
Brockenhurst Golf Club	2.7 miles
Brockenhurst Train Station	4.9 miles
Brockenhurst Tertiary College	5.2 miles
The Pig	5.8 miles

Important Information

Spencers of The New Forest 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, SO41 9AL
T: 01590 674 222 E: lymington@spencersnewforest.com

www.spencersnewforest.com