



FELLS GULLIVER

PROPERTY EXPERTS

Est. 1988

New Forest

Coopers Croft Farm

Flexford Lane • Sway • Lymington • SO41 6DN



Est.1988

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Beautifully situated 12.87 acre (approx) equestrian property within the New Forest National Park. Coopers Croft Farm incorporates a substantial main residence, two versatile annexes (with private entrances), extensive equestrian facilities including; a 12 stable livery, menage, barn, yard, outbuildings and grazing land/paddocks. Further benefits include: swimming pool, lake, woodlands and two successful holiday lets (Woodland cabin and Shepherd hut).



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£1,750,000

Key Features

- Set within approximately 12.87 acres
- Swimming pool, various outbuildings, barn and paddocks
- Possibility of an additional 6.3 acres (approx) of paddocks available for sale by separate negotiation
- Yard and large area of parking for an abundance of vehicles
- EPC Rating:E & Council Tax Band:G
- Large country property with two annexes
- Shepherd hut and Woodland Lodge, both with hot tubs and currently used as successful Airbnb's
- Within easy reach of both Sway village and Lymington town centre
- Equestrian facilities: 12 stable livery, tack room, rug store, feed store and 50m x 30m sand and rubber menage

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Description

A rare opportunity to purchase a 12.87 acre (approx) equestrian property within the New Forest National Park, just 20 minutes ride out to open forest. Coopers Croft Farm incorporates a substantial main residence and two versatile annexes (both with private entrances). The extensive equestrian facilities including; a 12 stable livery, menage, barn, yard, outbuildings and grazing land/paddocks. Further benefits include a swimming pool, lake, woodlands and two success holiday lets (woodland cabin and shepherd hut).

The main house and annexes equate to a total of just over 3000 sq.ft. Accommodation comprises:

Entrance hall, dining room, kitchen/breakfast room with woodburner, utility room, cloakroom, sitting room with woodburner and sliding patio doors opening out to the rear garden and additional patio doors to the side, two ground floor bedrooms, one with en-suite shower, separate shower room, and first floor master bedroom with range of built-in wardrobes, and sliding glazed doors with Juliet balcony, enjoying panoramic views over the fields and countryside, with large en-suite bathroom. There is also a heated swimming pool with pump room and bar/social room, accessed externally from the main house. There is a mature garden with a terrace area ideal for alfresco entertaining.

Annex one on the ground floor has its own private entrance and comprises of a kitchen/sitting room and double bedroom with en-suite.

The second annex is accessed externally from the other end of the house, and has a double bedroom, shower room, kitchen/dining/living

internal door leading through to a store room, which also gives external access.

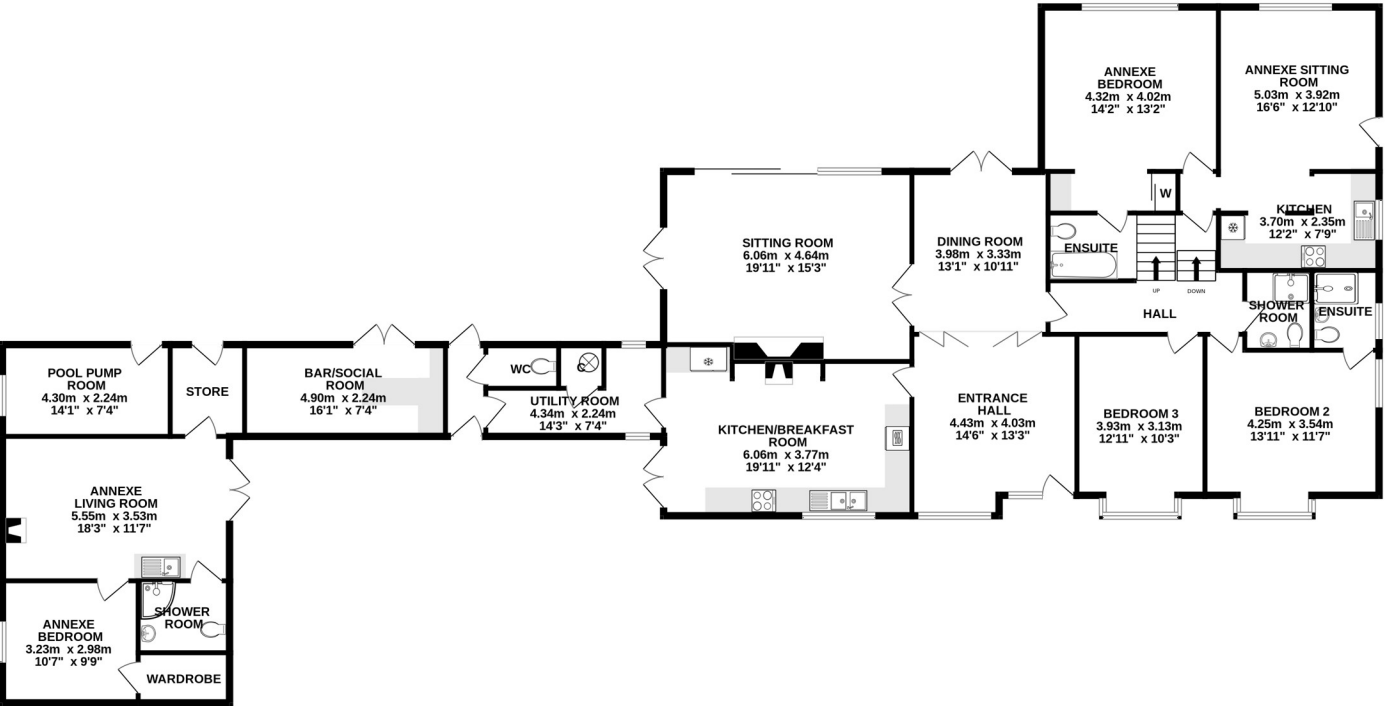
There is a shepherd hut and a woodland lodge, both with their own hot tubs, that are currently utilised as successful Airbnb's. There is a heated outdoor swimming pool, lake, woodland, 12 stable livery with tack room, rug store and feed store. There is a 50m x 30m rubber and sand menage, loose boxes, open barn, further outbuildings and paddocks/grazing land, mostly enclosed with post and rail fencing, with shelters. There is also a yard and parking for an abundance of vehicles, all set in total approximately 12.87 acres.

There is the possibility of an additional 6.3 acres (approx) of paddocks available for sale by separate negotiation.

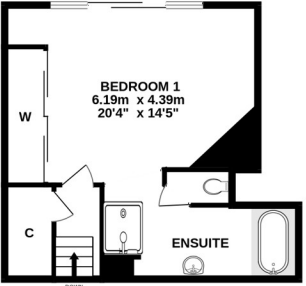
The property is located on the outskirts of Sway and within a 10 minute drive of Lymington town centre. Nestling on the Southern edge of the New Forest National Park, Sway is a fine example of a quiet yet thriving village community, renowned for its friendliness. The village offers a useful mainline rail connection (London Waterloo approximately 100 minutes) together with a range of shops, a highly regarded primary school, two public houses and a popular Tennis Club. The Georgian market town of Lymington, famed for its river, marinas, yacht clubs, boutique shops and coastline, is within an easy four-mile drive over the forest. The neighbouring New Forest village of Brockenhurst, again with a mainline rail connection, offers further leisure, shopping and educational amenities, and a popular 18-hole championship golf course.

Floor Plan

MAIN HOUSE
247.7 sq.m. (2666 sq.ft.) approx.



1ST FLOOR
40.9 sq.m. (440 sq.ft.) approx.



COOPERS CROFT FARM

TOTAL FLOOR AREA : 288.6 sq.m. (3107 sq.ft.) approx.

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For more information or to arrange a viewing please contact
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