



Little Hayes

43 Romsey Road, Lyndhurst, SO43 7AR

SPENCERS
NEW FOREST





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A substantial seven bedroom, seven bathroom, detached character Guesthouse with private garden and extensive parking set close to the centre of Lyndhurst.

The Property

Ground Floor

ENCLOSED ENTRANCE PORCH

Quarry tiled floor and front aspect window

RECEPTION HALLWAY

Door opening into an inner hallway and stairwell ascending to the first floor.

CLOAKROOM

With wash basin and original high flush WC.

SITTING ROOM

Good size space with feature fireplace, side aspect window and double doors opening into a conservatory.

CONSERVATORY

Triple aspect room with ceiling blinds, skylight window and a casement door opening onto the garden.

DINING ROOM

Feature brick fireplace with ornamental stove and square bay window with double casement doors and side windows opening onto the rear of the property,

KITCHEN

Double aspect room fitted with an extensive range of storage units and island unit with roll edge work surfaces and built-in appliances including a Belling 5 burner gas double oven with grill and plate warmer, Belling extractor hood, integrated fridge, 2 dishwashers, microwave oven and wine chiller.

UTILITY ROOM

With upright fridge freezer, washing machine and tumble dryer. Space for a further washing machine and tumble dryer, skylight and door opening out to the rear of the property.

EN-SUITE BEDROOM 1:

Double room featuring built-in wardrobes, en-suite shower room and a square bay window with door and side windows opening out and overlooking the garden.

£775,000



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7



7





The Property Continued...

First Floor

LANDING

With feature stained glass window.

BEDROOM 2

Feature square bay window, original fire surround with tiled inset and en-suite bathroom with shower over and built in utility cupboard.

BEDROOM 3

Feature square bay window, original fire surround with inset grate and en-suite shower room.

BEDROOM 4

Double aspect room with two feature windows, original fire surround with tiled inset and en-suite shower room.

BEDROOM 5

Double aspect, single room with en-suite shower room. NB This room is currently used as a walk in storeroom/office.

Second Floor

BEDROOM 6

Window offering elevated views and en-suite shower room.

BEDROOM 7

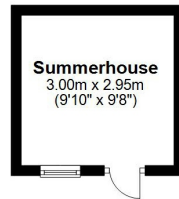
Featuring built-in storage cupboards into a bay area and window offering elevated views.

BATHROOM

Opposite bedroom 7 with extensive built-in storage facilities.



FLOOR PLAN

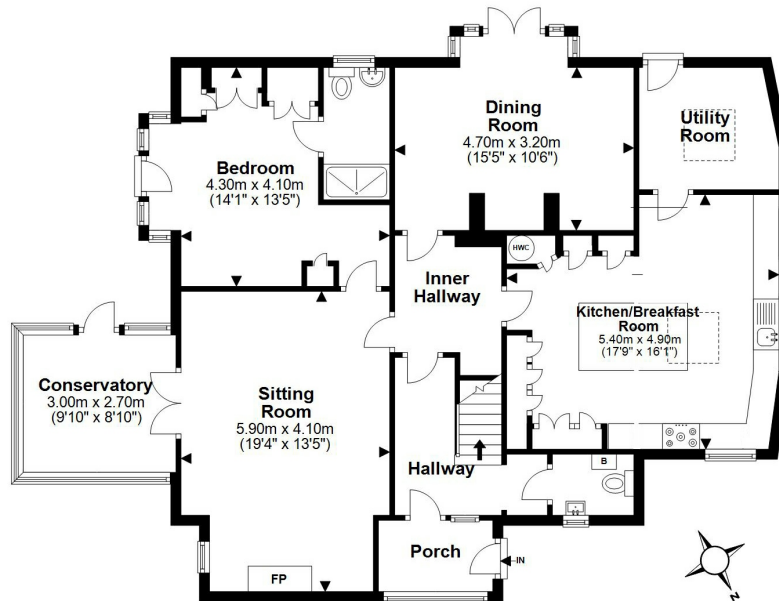


Approximate Gross Internal Areas

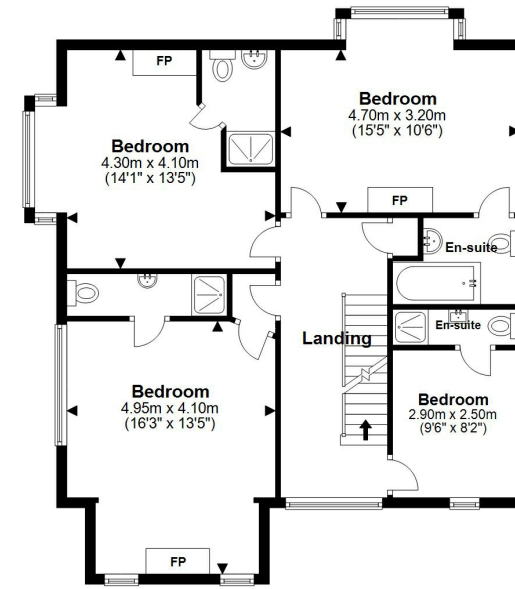
House (over 3 floors): 271.4 sqm / 2921.3 sqft
Summerhouse: 8.9 sqm / 95.7 sqft

Total Approximate Gross Area: 280.3 sqm / 3017.0 sqft

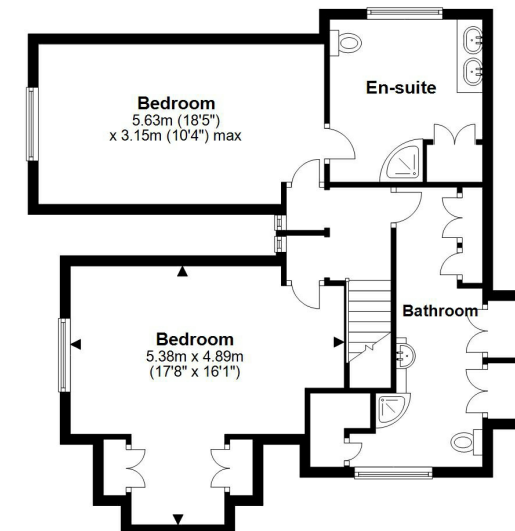
Ground Floor



First Floor



Second Floor





The property has been operated as a successful bed and breakfast establishment with accommodation extending to almost 3000 square feet but would also make a superb family home (subject to the necessary consents being granted).

Grounds & Gardens

Set to the side of the property, there is a screened ornamental garden offering a high degree of privacy and seclusion. The garden is predominantly paved for low maintenance and offers a haven of tranquillity with mature tree, shrub and flower borders, a large stone fishpond with central fountain, water feature and tented cover, raised decked patio with gazebo. To the far corner of the plot is a timber chalet/summerhouse with power and light.

Located to the rear of the house is an extensive area of gravelled car park offering off road parking for multiple vehicles, with an additional owners parking space.



The Situation

The property is prominently located on the main approach road into Lyndhurst, adjacent to Gales Green on Romsey Road and within easy reach of the High Street (0.2 miles). Lyndhurst, situated in the heart of the New Forest National Park, provides an excellent range of amenities and facilities including a range of boutique shops and everyday stores, public houses, restaurants, hotels and a well-regarded primary school.

The neighbouring village of Brockenhurst offers (5 miles) additional facilities and a mainline rail connection to London/Waterloo (approximately 90 minutes).

For the yachtsman, the Georgian market town of Lymington (10 miles) offers a range of sailing facilities and access to the open waters of the Solent, whilst the historic and much famed village of Beaulieu is only 7 miles away.

The M27 (Junction 1) at nearby Cadnam affords easy access to both Bournemouth, Southampton, Salisbury and the M3 Motorway network.



For more information or to arrange a viewing please contact us:

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