



Barn Cottage

Lymore Valley, Milford on Sea, Lymington, SO41 0TW

SPENCERS
COASTAL





BARN COTTAGE

MILFORD ON SEA • LYMINGTON

An impressive four double bedroom attached house located in the serene and picturesque Lymore Valley. This exquisite property offers an exceptional living environment, perfectly combining charming with modern comfort sitting on a large plot with beautiful frontal and rear aspect garden and additional ancillary accommodation. Also for sale is the adjoining three bedroom property is also available for sale and would make a superb addition providing perfect multi-generational living or investment potential.

Ground Floor

Open Plan Kitchen/Dining/ Sitting Room • Living Room • Study • Utility Room • Cloakroom

First Floor

Principal Double Bedroom with En Suite • Three Further Double Bedrooms

Family Bathroom

Annexe

Kitchenette • Games Room • Bedroom • Garage

£1,795,000





The Property

The property's frontage boasts an expansive gravel driveway, providing ample parking space, while adding to its charming curb appeal. To the front of the house, you'll find ancillary accommodation and a spacious double garage, offering both practicality and versatility. A footpath gracefully leads you to your private field, hidden behind a lush hedgeway, offering a peaceful and serene retreat within your own estate.

As you approach the front door, you'll be welcomed by an elegant oak-framed front porch, hinting at the character and warmth that awaits within.

To the right of the hallway, you'll discover a cozy living room featuring an impressive exposed brickwork fireplace, now graced by a log burner. French doors lead to the front garden, inviting the outdoors in and creating a perfect harmony between interior and exterior spaces.

At the end of the hallway, you'll find a spacious study, ideal for those who work from home or seek a tranquil reading nook. Before the study, there is a convenient downstairs toilet and a utility room for added practicality.

From the hallway, a staircase leads to the first floor, where you'll find four generously sized double bedrooms with vaulted ceilings and a family bathroom. The principal bedroom is a true sanctuary, boasting a walkthrough dressing room and an en-suite bathroom and double doors with views out to the garden.



Upon entering the reception hallway, your eyes will be drawn to the beautiful flagstone flooring, adding a touch of timeless charm to the space. To the left, you'll discover the heart of the home – an impressive farm-style kitchen. This culinary haven features oak flooring, fitted units, a central island, and a gas-fired Aga, making it the perfect place to prepare delicious meals. The kitchen effortlessly flows into a superb vaulted dining room, adorned with exposed beams and double doors that open onto a spacious decking area and the enchanting garden beyond.



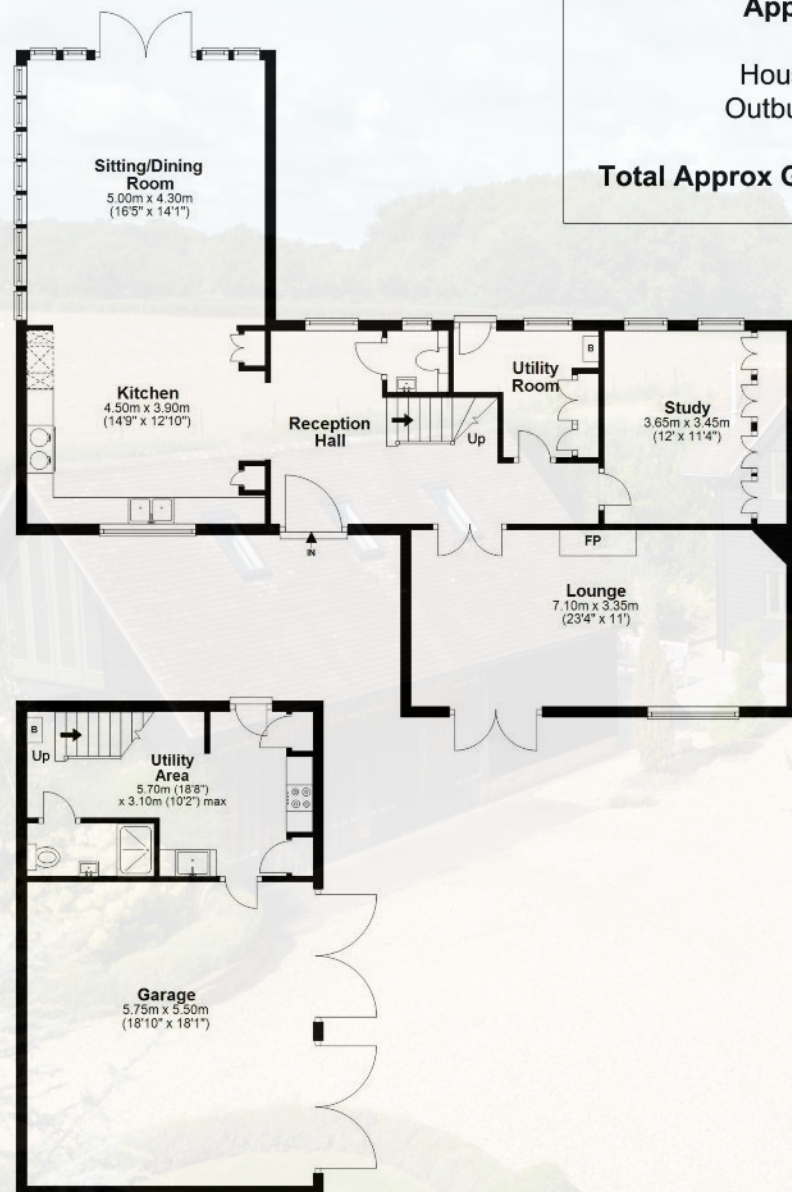






FLOOR PLAN

Ground Floor



Approx Gross Internal Areas

House: 177.8 sqm / 1913.8 sqft
Outbuilding: 87.6 sqm / 942.9 sqft

Total Approx Gross Area: 265.4 sqqm / 2856.7 sqft

First Floor



Illustration for identification purposes only; measurements are approximate, not to scale. FP USketch
Plan produced using PlanUp.





The property benefits from a private field spanning 0.6 acres and is planted with an array of oaks and fir trees. The land offers glorious views over surrounding open countryside and is suitable for a variety of uses.

Grounds & Gardens

The property boasts two beautiful garden areas – one at the front and another at the rear. The front garden showcases a gravel driveway and a lush lawn, providing a delightful space for outdoor activities and relaxation. The rear garden, accessed through the dining room, features a spacious decking area, perfect for al fresco dining and entertaining, as well as a well-manicured lawn.

adventures, gardening, or even keeping livestock, making it a true asset to this charming country estate.

Adjacent to the house, a hidden gem awaits in the form of a private field spanning 0.6 acres. This expansive space offers endless possibilities for outdoor





The Situation

Lymore Valley is an extremely peaceful enclave with very little passing traffic and a genuine rural feel. The leafy lane on which the property sits passes through open countryside while providing access to the nearby village of Keyhaven which is well known locally for its understated coastal charm, sailing clubs and wildlife. There is also an excellent pub. The larger village of Milford on Sea is also close by and offers a wider range of shops, bars and restaurants around its pretty village green as well as a glorious beach. Lymington lies just 3.5 miles away and caters for most daily requirements as well as having a weekly Saturday market and range of sailing clubs and marinas.

Directions

From Lymington, head west on the A337 towards New Milton. On arriving in the village of Everton turn left at the signpost for Milford on Sea and then, almost immediately, turn left again into Lymore Lane. After half a mile, take the turning on the right and follow the road through the shallow ford. The entrance to the property will be found on the right hand side after the road curves to the left.

Services

All mains services are connected

There is a private pump that sends the waste water up to the main drains in the road

Council Tax: Band: E

Energy Performance Rating: E - Current: 46 Potential: 64





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

Property Video

Point your camera at the QR code below to view our professionally produced video.



Important Notice

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, Hampshire, SO41 9AL

T: 01590 674222 E: lymington@spencerscoastal.com

www.spencerscoastal.com