

MONMOUTH HOUSE

ST. THOMAS STREET • LYMINGTON • HAMPSHIRE • SO41 9NA





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A LANDMARK GRADE II* LISTED PROPERTY EXTENDING TO OVER 8000 SQ. FT. OF CAREFULLY RESTORED ACCOMMODATION OF GREAT GRANDEUR AND HISTORY WITH A BESPOKE INTERIOR OF CONTEMPORARY DESIGN, FINISHED TO THE HIGHEST QUALITY AND SET AT THE HEART OF LYMINGTON.

ACCOMMODATION

Ground Floor

Kitchen/Breakfast Room • Dining Room • Cinema Room
Drawing Room • Library • Games Room • Study • Utility Room • Three Cloakrooms

First Floor

Five Bedrooms • Four En Suites • Two Dressing Rooms

Second Floor

Four Bedrooms • Two En Suites • Bathroom

Coach House

Tandem Garage • Kitchen • Living Room • Bedroom • Two Bathrooms



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SITUATION

Set in an exclusive and sought-after location on the High Street, within minutes of the deep water marinas, world renowned yachting and sailing facilities and stunning coastal walks along The Solent Way. The Georgian market town of Lymington offers extensive restaurants and boutiques and a picturesque harbour at the bottom of the cobbled streets to the quay. Lymington is surrounded by the outstanding natural beauty of the New Forest National Park. There is a branch line train link from Lymington Town station to Brockenhurst Railway Station (approximately 5.5 miles) which provides a half hourly service to London Waterloo with a journey time of approximately 90 minutes. There is also a range of both private and state schooling, with the popular Walhampton preparatory school close by.

DESCRIPTION

The spirit of the house is revealed from the hallway flanked by four beautifully appointed reception rooms. As soon as one enters through the arched stained-glass doorway, a frameless glazed wall both separates and reveals the panelled drawing room with mood lighting and exquisitely realistic gas open fire. The adjoining library overlooks the garden again with an exquisite fireplace followed by the spacious cinema room with projector and retractable screen which has as its backdrop an open log fire. Opposite is the breath-taking dining room with views onto the south facing garden. Throughout these rooms, which form the historic core of the house, the interior has been crafted to assimilate contemporary style and convenience in harmony with the original Grade II* Listed features, materials and craftsmanship that make this house unique. Suspended ceilings with hidden and recessed lighting

highlight the original painted wall panelling throughout. All original sash windows have been completely refurbished reinstating the box shutters in which to enjoy music or film scores via the hardwired surround sound systems unobtrusively positioned in each room. The beautiful original 17th Century staircase with elaborately carved newel posts and balustrades leads to the first and second floors from the hall. A second means of descending from the first floor is via a polished stainless steel tube slide which passes through a glass floor, designed for those with a sense of fun and a great talking point to liven up any dinner party! Leading from these exceptional reception rooms is a spacious wing designed around family life. The fully fitted bespoke kitchen has been designed with immaculate lines and discreetly positioned appliances including full height double wine fridges.



There is underfloor heating throughout the kitchen which is finished in white Corian and features a copious food preparation surface incorporating a sunken ice trough from which to serve fresh sea food or champagne. The whole blends seamlessly with an informal seating and dining area with expansive floor to ceiling Skyframe sliding doors sourced from Switzerland which open onto the garden to the south and west elevations. There is a media wall with large, recessed television beneath which is a contemporary full width gas fireplace. Opening off this space is a superb games room, again featuring a bespoke television area and ample space for pool and table tennis tables. The practicalities have not been overlooked and a vast laundry room, cloakrooms and shower rooms complete the ground floor accommodation. There is also a plant room and a lift leading to the first floor. To the first floor, the main bedroom features a full media suite of television and surround sound system, as do all other main bedrooms. The adjoining bathroom reaches an even higher level of luxurious tranquillity with a vast walk-in shower and twin slimline baths angled to face a perfectly positioned television. Separating bedroom and bathroom is a beautifully appointed dressing room. There are four further bedrooms on this floor including two guest suites with both dressing areas and en suite shower rooms. Above the hall leading to the kitchen is the glass floored "chill out" area visible from the kitchen below. The original staircase rises again to the spacious second floor accommodation where there are four further double bedrooms, two of which incorporate en suite facilities, and a family bathroom. The ingenuity, imagination, style and sense of fun that has infused every square inch of this historic house is awaiting its next fortunate owners.







OUTSIDE

The house has a beautiful approach through a wrought iron pedestrian gate beneath a floral arch where the pathway leads to the front door, flanked by flower beds and mature planting. There is also a double electric vehicular gate to the side of the house which leads through to an extensive parking area and courtyard, as well as to the impressive tandem garage. Above the garage, and accessed via an external staircase, is a beautifully presented self-contained annexe with an open plan kitchen, sitting room and dining area as well as a double bedroom with built in wardrobes and a beautifully fitted shower room. The south facing garden has been carefully designed to blend seamlessly with the living space. The stone paving that surrounds the garden is precisely level with the internal floor level and when the slimline sliding doors from the kitchen are opened the garden becomes another “room” and beautiful space from which to admire the glorious rear facade. The majority of the garden is laid to a highly realistic artificial grass requiring little maintenance. There is a discrete space for a hot tub and ample room for relaxing or outdoor dining.







TENURE

Freehold

SERVICES

All mains services connected.

OUTGOINGS

Council Tax Band H

LOCAL AUTHORITY

New Forest District Council

ENERGY PERFORMANCE

EPC Rating = Exempt

Full Energy Performance Certificate available by request

POSTCODE

SO41 9NA

VIEWING

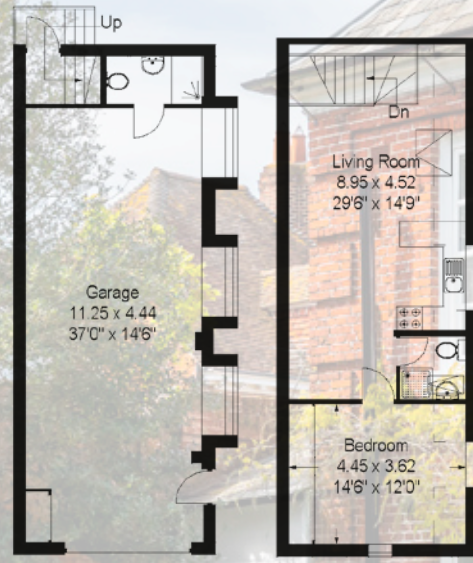
Strictly with Savills and Spencers.



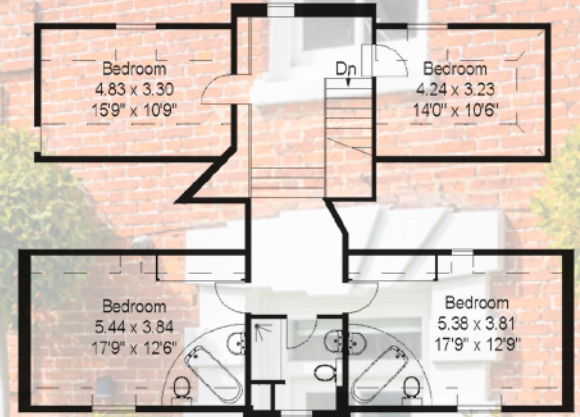
Coach House

Approximate House: 684sq.m. or 7363sq.ft.
 Coach House: 117sq.m. or 1259sq.ft.
 Total: 801sq.m. or 8622sq.ft.
 (Inc. Eaves Areas)

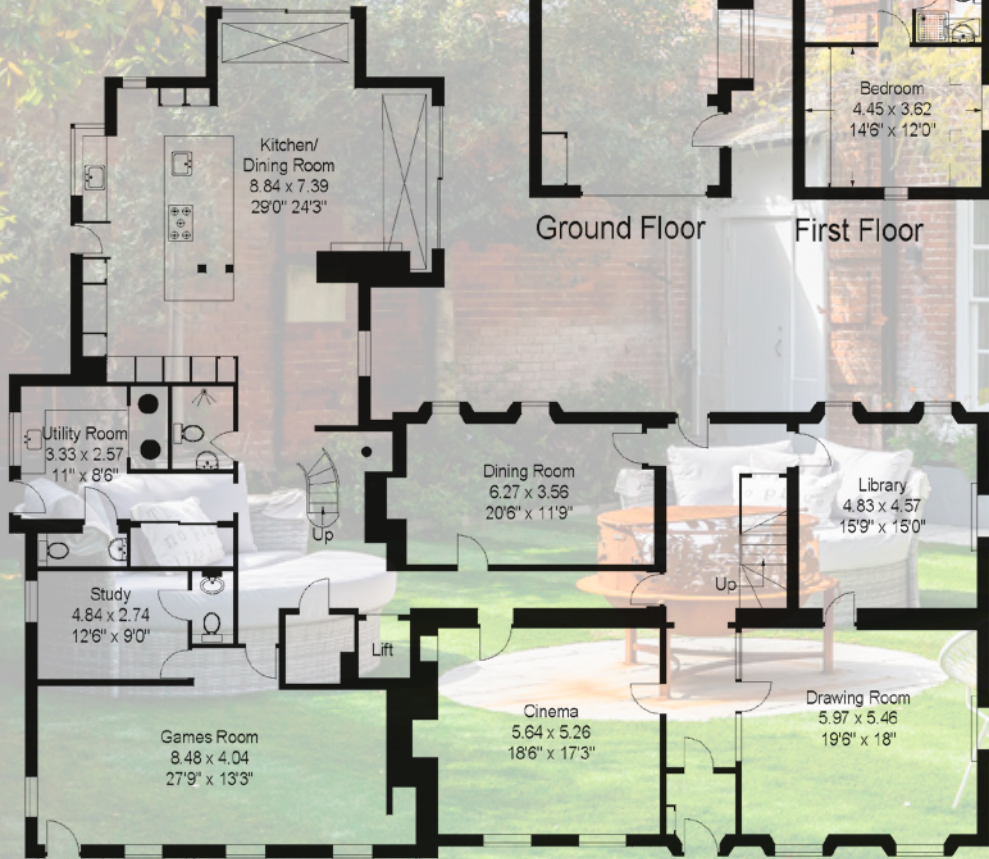
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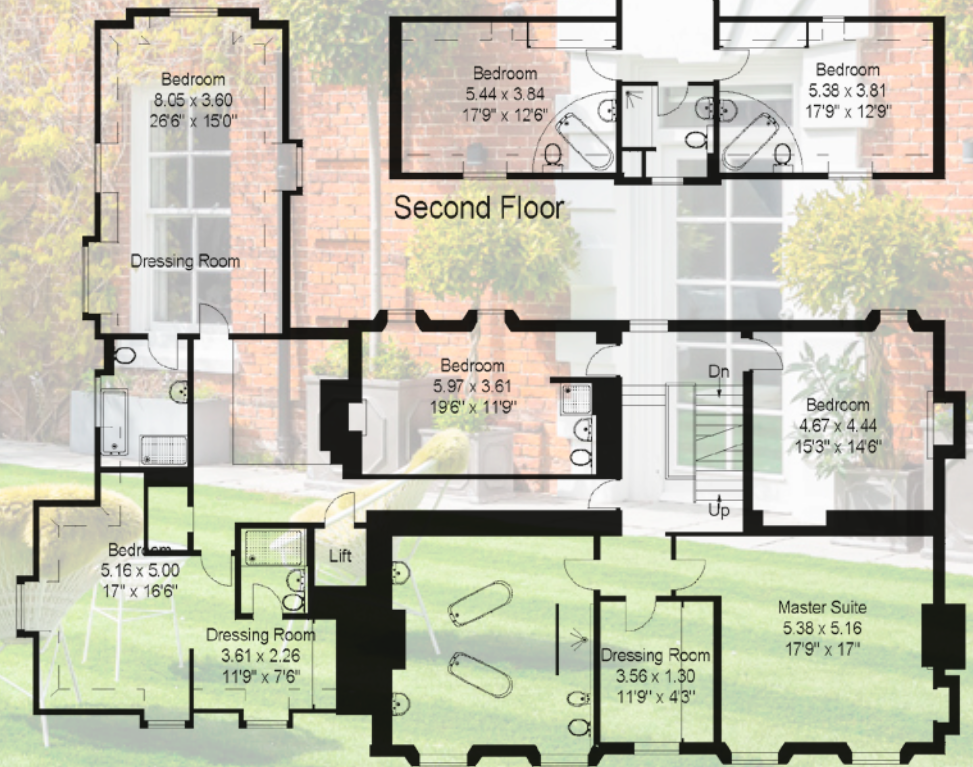
Ground Floor First Floor



Second Floor



Ground Floor



First Floor

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