



**Heywood Mill House**

*Church Lane, Boldre, SO41 5PG*

**SPENCERS**  
NEW FOREST









# HEYWOOD MILL HOUSE

CHURCH LANE • BOLDRE • NEW FOREST

*A truly spectacular character home, originally the local bakery with coach house dating back to 1850 with over three acres of undulating grounds and gardens enjoying stunning uninterrupted southerly views of Boldre Church on the horizon. In an elevated and tranquil location off a quiet country lane in the highly regarded area beyond Sandy Down within the parish of Boldre.*

*Arguably, one of the prettiest character homes in the New Forest.*

*Heywood Mill has been in the same family ownership for over 60 years and is coming to the market for the first time. In 1994, the current owners undertook a full program of refurbishment and sympathetically extended the main house adding a most impressive, vaulted barn dining hall to the rear with an attached self-contained annexe. An extensive landscaping program has also been completed to maximise the setting and the stunning views of the surrounding countryside.*

## Main House

- Four Bedrooms • Four Bathrooms • Dining Hall • Drawing Room • Kitchen • Home Office • Snug
- Utility Room • Boot Room

## Further Accommodation

- Two Bedroom Coach House • One Bedroom Annexe

## Grounds & Gardens

- Swimming Pool • Tennis Court • Double Garage & Hayloft • Ample Parking
- Over Three Acres

**Guide Price £4,750,000**



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## The Property

An ornate covered front entrance porch opens into a warm, welcoming reception hall where a solid oak floor runs into the drawing room incorporating a bridge table. The owner, an interior designer has created elegant and calm spaces throughout this period home, which dates back to 1850 when it was the millers house with bakery for the area. The generous drawing room has painted high beamed ceiling, and an ornate stone open fireplace. The room has a dual aspect, with French doors to the southern area of gardens and large stone terrace, ideal for al fresco dining. Further double doors lead from the hallway into the family snug/bedroom five, which is again a dual aspect room with stone fireplace and Clearview log burning stove. One wall is fitted with bookshelves. The generous cloakroom has a vestibule for coats and adjacent to this is the boot room and side entrance door. From the hall, a door leads down to the fully tanked and cool wine cellar.



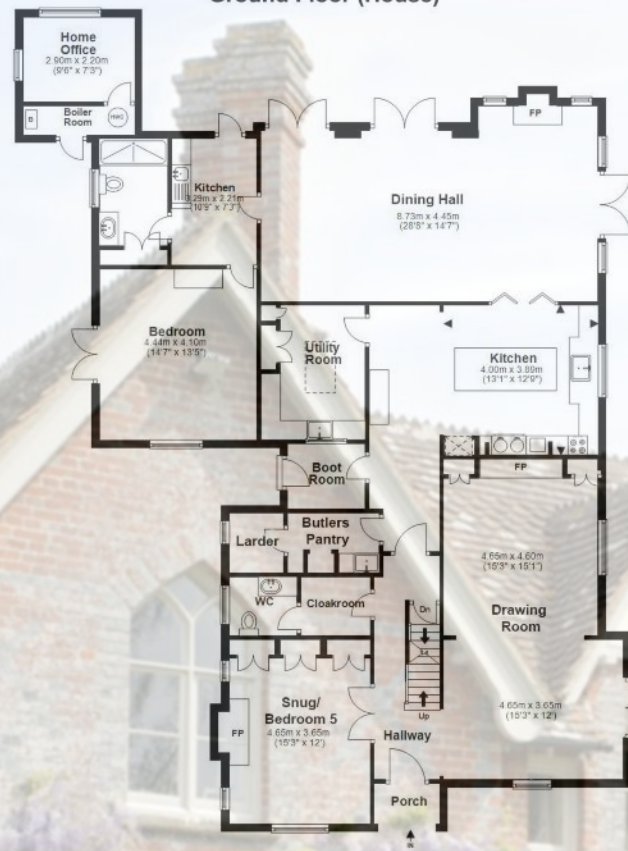






# Floor Plan

Ground Floor (House)



First Floor (House)



Basement (House)



Ground Floor (Annexe)



First Floor (Annexe)



Garage & Store



## Approx Gross Internal Areas

House: 326.7 sqm / 3516.5 sqft  
 Annexe: 107.0 sqm / 1151.7 sqft  
 Garage & Store: 31.6 sqm / 340.1 sqft

**Total Approx Gross Area:  
 465.3 sqm / 5008.3 sqft**





## The Property Continued...

In 1994 the owners extended their home and added a magnificent barn style vaulted dining hall which open from the kitchen with delightful views to the south over the mature grounds. The bespoke hand painted wooden kitchen was created by a renowned cabinet maker and incorporates the oil-fired Aga.

A large central island with light granite top and breakfast bar incorporates ample storage provision. There is a large stone topped larder cabinet, and appliances include a Fisher and Paykel double draw dishwasher and Fisher and Paykel fridge freezer. The whole area through to the dining hall has a terracotta tiled floor with underfloor heating. Adjacent to the kitchen is a well-appointed utility room with laundry and the location of the oil-fired boiler.

The vaulted dining hall has three sets of glazed double doors to the gardens and enjoys the most wonderful far reaching and uninterrupted views across the undulating grounds to Boldre Church on the horizon.



From the dining hall a door leads to a self-contained annexe with kitchenette, beautifully appointed shower room and a stunning vaulted and beamed double bedroom with glazed double doors to a private courtyard overlooking the tennis court.

The part galleried staircase rises from the hall to the first-floor accommodation comprising a beautiful principal bedroom suite with three ornate windows to the southern aspect, a large dressing room and a spacious en suite bathroom with a twin basin, stone topped vanity unit, bath, and a separate shower cubicle.

Bedroom two is a spacious double with an en suite bathroom. Bedroom three is a vaulted double room with dual aspects to the south and west, a fitted wardrobe and fireplace. The family bathroom is well appointed with separate bath and shower. There is a large, heated linen cupboard on the landing.

















## The Coach House

Discreetly positioned behind a walled south facing courtyard garden. The five bar gate leads to the former coach house. Re roofed last year, the coach house has two double bedrooms, a beautiful shower room, well-appointed kitchen with stable door and an absolutely stunning main living room which is the majority of the ground floor and vaulted to the ceiling with exposed beams and glazed door to the delightful sunny garden.









*Over 3 acres of undulating mature landscaped gardens with a fine terrace to maximise the privacy and views to Boldre Church.*

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## Grounds & Gardens

An extensive gravel driveway with ample parking provision for a horse box/boat and several vehicles. The setting is amplified by the design of low brick walls with hedging and mature planting to include a stunning example of a wisteria to the southerly elevation.

Stone pathways and mature box and yew hedges meander around to all sides of the property and lead to an entertaining terrace extending across the entire rear elevation. Stone steps lead up to the heated outdoor swimming pool and pool house incorporating gym, which is completely private with mature planting and positioned to enjoy the views and sunshine.

Well-tended pathways lead around the property to view each attractive elevation of this unique property. The tennis court is discreetly positioned and well maintained. A pathway to the mill pond with sluice gate which is where the original mill house was located. Now a naturally formed pond and wildlife haven with the nearby mill stream.

## Services

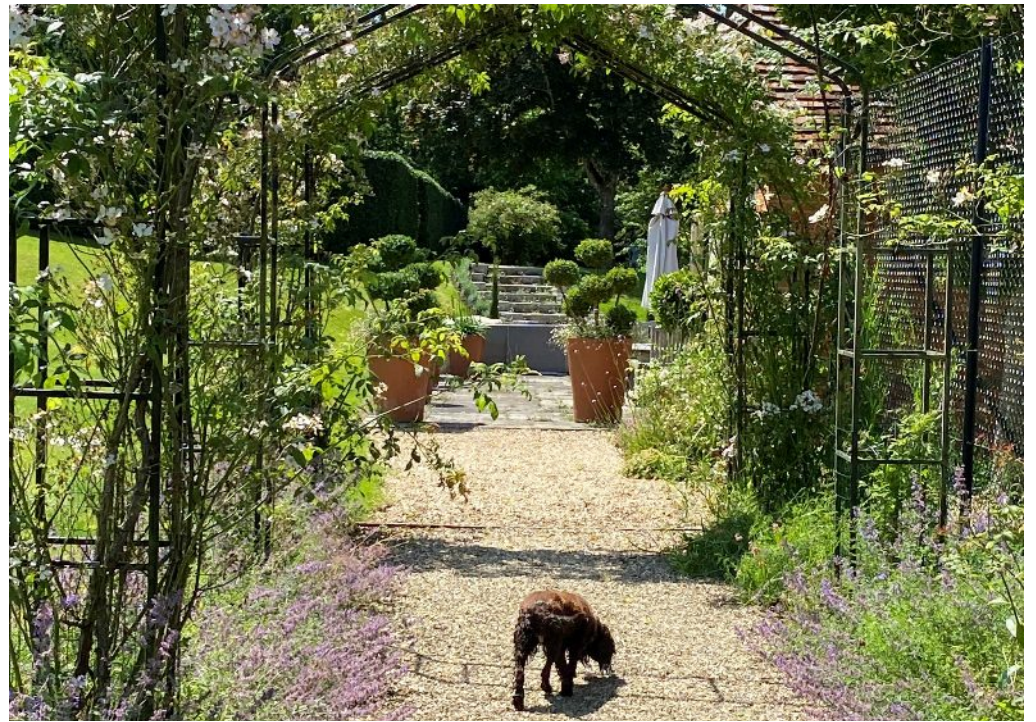
Energy Performance Rating: E Current: 47 Potential: 67

Mains electricity and water

Tenure: Freehold

Oil central heating









## The Situation

The property is situated on a quiet lane in Boldre, surrounded by paddocks and forest and within a short drive of both the Georgian market town of Lymington and the thriving forest village of Brockenhurst.

Brockenhurst village offers a busy community with local shops, restaurants and a mainline railway station with direct links to London (Waterloo) in 90 minutes. The town of Lymington, famed for its world renowned sailing and yachting facilities and Saturday market, offers a diverse range of boutique shops, educational and leisure amenities.

## Directions

Proceed out of Brockenhurst on the A337 towards Lymington for approximately one mile before turning left at Setley House signposted towards Boldre Church, Sandy Down. Continue passing over the bridge and the property is located on the left hand side.

What3words: [///bombshell.applies.bike](https://www.what3words.com/#!/bombshell.applies.bike)

## 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 for 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:

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