



Curlews

Bath Road, Lymington, SO41 3SE

SPENCERS
COASTAL





Curlews occupies an exceptional front-line position in one of Lymington's most sought after locations and enjoys glorious uninterrupted views across the park to the Lymington River and The Solent.

The Property

Positioned on one of Lymington's most sought after roads the house offers accommodation extending to 1,600 square feet with views across the park to the Lymington River and, from the master bedroom, a superb vista of The Solent and Isle of Wight beyond.

The house has been beautifully updated by the current owners and offers flexible accommodation perfect for either a main or second home. On the ground floor, the entrance hall provides access to the integral garage and also leads to an attractive dining room. Beyond the dining room is a significantly extended kitchen / family room which is beautifully finished and features a glazed rear extension bringing a vast amount of light into the room as well as providing a delightful view of, and access to, the garden. Also on the ground floor is a utility room with wc. The sitting room is positioned on the first floor at the front of the house and has been designed to take full advantage of the glorious views. There is a glazed door from the sitting room opening onto a beautiful balcony which runs the full width of the house and provides the perfect spot from which to watch the boats on the river.

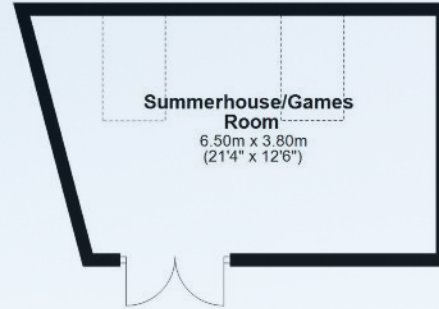
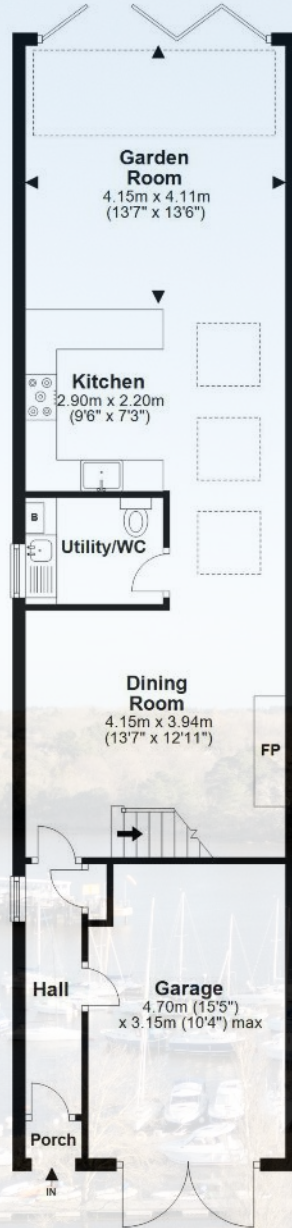
Also on the first floor is a double bedroom and family bathroom. There are three further bedrooms on the second floor. The master bedroom has a dual aspect making it a particularly light room. A cleverly positioned second window provides clear views across the Royal Lymington Yacht Club to the Solent and, in the distance, the Isle of Wight. This is in addition to the River views to the front of the house. The main bedroom also has an en suite shower room. Also on this floor are two further bedrooms.

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FLOOR PLAN



Ground Floor



Approx Gross Internal Areas

House: 148.6 sqm / 1599.5 sqft
Garage: 14.8 sqm / 159.3 sqft
Outbuilding: 24.7 sqm / 265.9 sqft

**Total Approx Gross Area:
188.0 sqm / 2024.7 sqft**

First Floor



Second Floor





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The property is extremely well located for the High Street, sailing clubs and coastal walks that the town enjoys. It also has an attractive, low maintenance garden, off street parking and an integral garage.

Situation

Situated in this highly sought-after enclave South of Lymington High Street, this property is within convenient proximity to the Lymington River, eateries, and adjacent to the deep-water marinas and yacht clubs, making it the perfect choice for those with a passion for sailing. Lymington's historic Georgian High Street is a short walk away and, features an eclectic array of shopping opportunities as well as a scenic harbor and quay. In the vicinity, an open-air seawater lido, a public bathing haven since 1833, awaits. Lymington, sits on the southern fringes of the New Forest and boasts a renowned weekly Saturday market and an assortment of restaurants, cafes, and pubs. The Lymington Railway Station serves as a connecting branch line to the Brockenhurst mainline station, facilitating a direct route to London Waterloo in approximately 90 minutes.

Directions

From our office head down the High Street towards the Quay. At the bottom of the hill turn right into Captains Row and then follow the road round a sharp left hand bend into Nelson Place. At the bottom of the hill, turn right onto Bath Road and continue until the green opens on the left hand side. The house will be found on the right hand side towards the far end of the park.



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The town offers an excellent range of schooling, both state and private, catering for all ages.

Property Video

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



Services

Energy Efficiency Rating: D Current: 65 Potential: 84
Council Tax Band: F
All mains services are connected



Grounds & Gardens

To the rear of the house is a beautifully landscaped garden that is paved to create a low maintenance, yet highly appealing space with mature, beautifully stocked borders at the boundary. To the rear of the garden is a substantial outbuilding ideal for use as storage or as a workshop which could also make a superb home office. To the front of the house is an area of hard standing running the full width of the property which provides highly sought after off street parking as well as access to the integral garage.

Important Information

Spencers of Lymington 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:
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