



Keepers Cottage

*Lynburn Road, Nomansland, Salisbury, SP5 2DE*

SPENCERS  
NEW FOREST





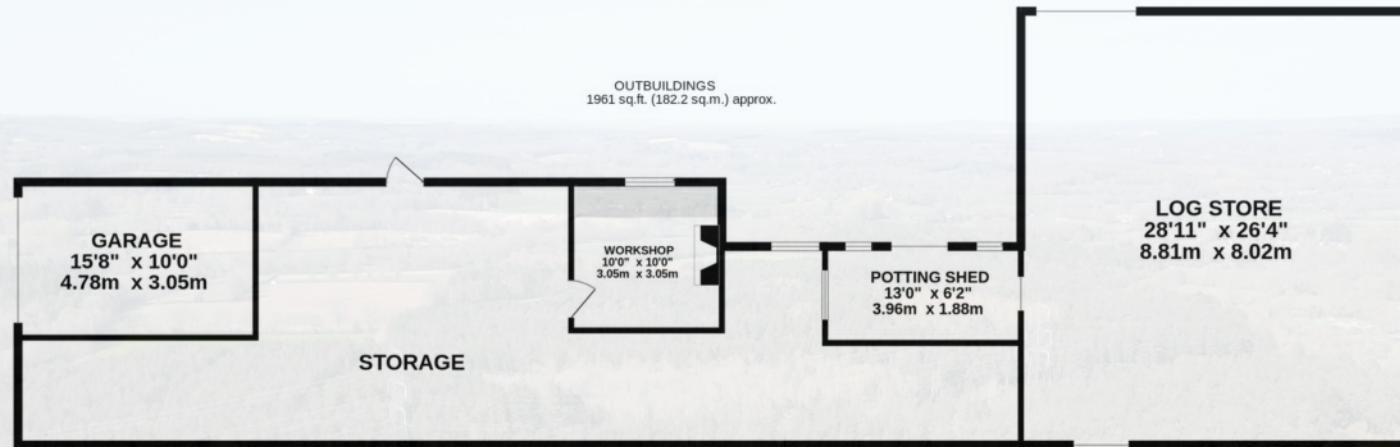
## The Property

Offered with no forward to chain, Keepers Cottage is a peaceful haven and sits on its own and occupies the most stunning setting, surrounded by extensive forest and farmland in an area of outstanding natural beauty. The gardens and woodland extend to approximately two acres of lawns and nine acres of woodland, enjoying an excellent position in the popular village setting of Nomansland.

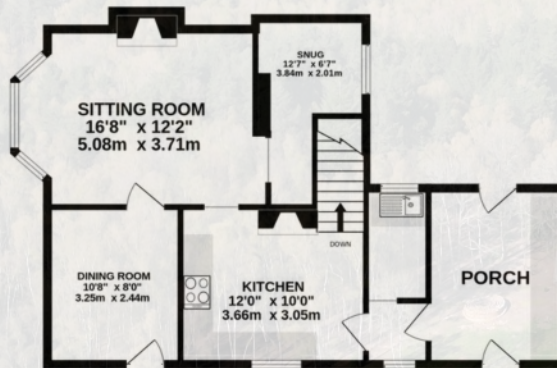
A sweeping 350ft tree lined shingle drive, impressively leads to Keepers Cottage where the existing 19th century, two-bedroom detached cottage, built around 1870, is in need of modernisation and presents the opportunity to extend with current planning permission granted to transform the cottage into a beautiful dwelling. Planning permission has also been granted to erect a four-bay garage/barn/agricultural building as well as for the current outbuilding, which is currently being used as a potting shed/garage/workshop/storage, to be replaced with an extensive building to include an office, gym, hobbies, music room and shower/changing room. The current vendor was the first purchaser of the property since it was built so this is a rare gem. This stunning plot would be perfect for someone searching for complete tranquillity but also has potential to become an ideal equestrian property.

- The late 19th century cottage is accessed through a large entrance porch with space for boots, coats and further storage which then leads through to the kitchen and utility room
- The kitchen has a range of built in base, wall and drawer units with a built-in electric oven and electric hob, space for fridge freezer
- The spacious sitting room features a quaint inglenook with a wood burning stove which heats the property as well as a pleasant aspect across the farmland beyond
- Adjacent, there is a dining room with ample space for a large, formal dining table and there is also a separate snug area
- Stairs (leading from kitchen) to two generous first floor bedrooms and a shower room with a contemporary three-piece suite

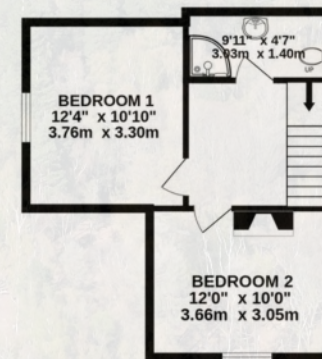
## FLOOR PLAN



GROUND FLOOR  
636 sq.ft. (59.1 sq.m.) approx.



1ST FLOOR  
379 sq.ft. (35.2 sq.m.) approx.



**TOTAL FLOOR AREA : 3021sq.ft. (280.7 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Services

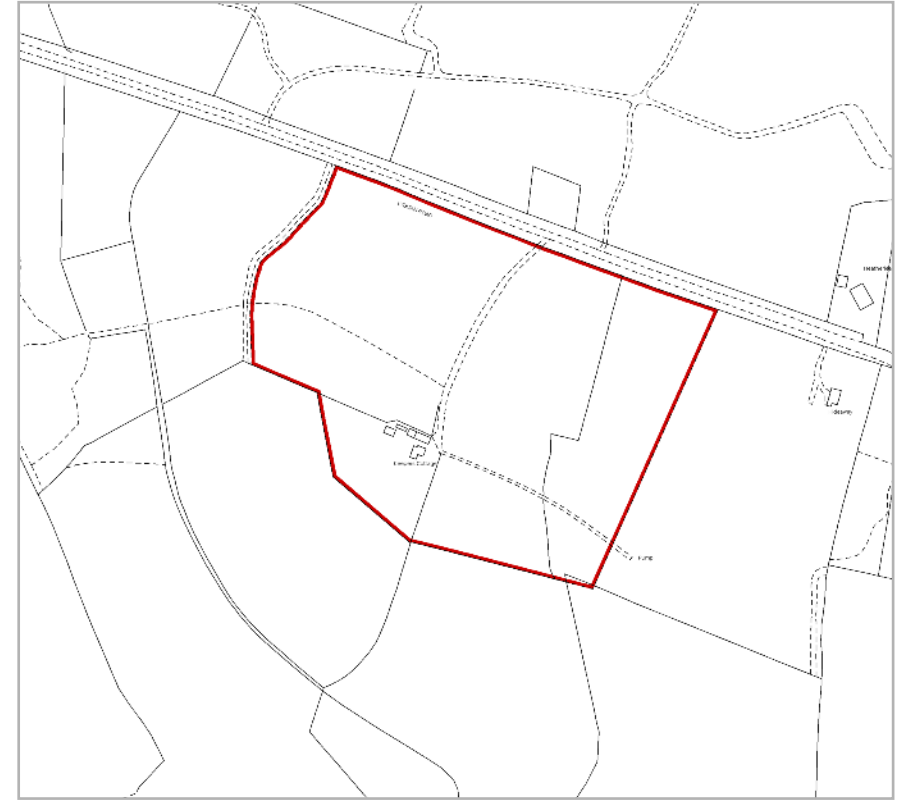
Energy Performance Rating: F Current: 31 Potential: 74  
Council Tax Band: D  
Available download speeds of 27 Mbps (Standard) (Ofcom)  
Drainage: Septic Tank and Heating: Fire Heated

## The Situation

The property is located in the heart of Nomansland, a small, highly sought after village on the northern edge of the New Forest and Hampshire border. The centre of the village has frontage to a large green which includes the village cricket pitch, with woodland and forest beyond. The village boasts a number of well recognised amenities and facilities including a well regarded local pub (the Lamb), an exceptional French restaurant (Les Mirabelles) and an excellent local school with impressive Ofsted reports. The neighbouring village of Landford has local shops including a post office and village store, as well as a village primary school. The historic town of Romsey is approximately eight miles away offering a more comprehensive range of shops and a Waitrose supermarket. Salisbury and Southampton are within easy reach by car and there is convenient access to the M27 motorway with links at Junction 1 and 2.

## Directions

Exit Ringwood onto the A31 heading east until you reach junction 1 of the M27. Come off here and turn immediately left onto the B3079. This will take you through Brook and Bramshaw and stay on this road until you reach Nomansland, cross another cattlegrid and then turn left into Forest road and continue along this road and take the fifth exit on the right into North lane, over cattlegrid and then this road becomes Lyburn Road, after about three quarters of a mile you will come to the entrance on your left.



Scan the QR Code to see Potential Development of the property:



## Viewing

By prior appointment only with the vendor's selling agents Spencers of the New Forest.

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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