



 The Old Smithy

Ibsley, BH24 3PP

S P E N C E R S





The Old Smithy

Ibsley • Ringwood

The Old Smithy is a beautifully restored Grade II listed thatched cottage, set within generous gardens in the tranquil hamlet of Ibsley, moments from the New Forest National Park.

Re-thatched in 2022, this period property has been lovingly restored to blend original features with modern comforts, offering over 3,400 sq.ft. of flexible living space filled with character and charm.

The 0.8 acre plot has been thoughtfully divided into a series of mini paddocks, includes stables and offers a variety of lifestyle, small holding, supplementary equine and leisure opportunities.

Two further luxury Airbnb's provide established income or versatile guest accommodation, making this a unique lifestyle and investment opportunity.







The Property

Approached through a traditional five-bar gate, the Old Smithy greets you with a charming courtyard-style front garden, offering generous off-road parking and beautiful views across the River Avon.

The thatched canopy porch leads into a characterful reception room, where original exposed ceiling beams, an inglenook fireplace with a wood-burning stove, and traditional latch-style doors highlight the home's period charm.

Beyond this space lies a delightful triple-aspect living room, complete with a second fireplace, providing stunning views across the River Avon and the surrounding walled gardens.

The kitchen is positioned at the front of the property and offers wonderful views over Harbridge Bridge and the river.

From the reception room, a hallway leads to the cosy dining room, which also features a beautiful inglenook fireplace and dual-aspect windows.

The ground floor further benefits from a family bathroom and a separate utility room.

To the far end of the house, you'll find a magnificent triple-aspect room that overlooks the paddocks. This room is stripped back and ready for conversion, offering ample potential for a large kitchen/diner, a multigenerational living area, a games room, or even a fourth bedroom. It also has direct access to the patio and gardens.

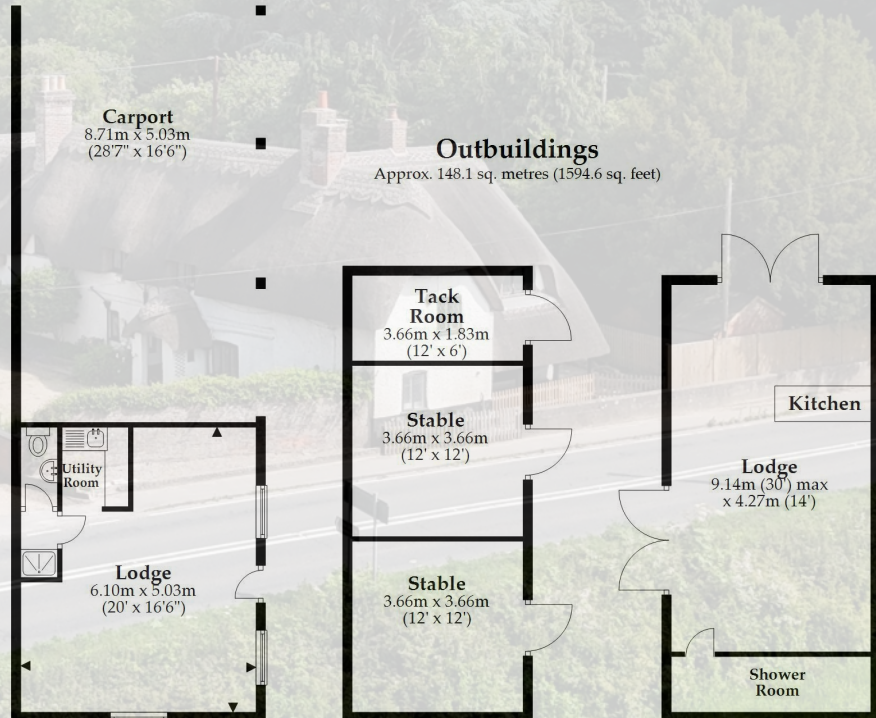
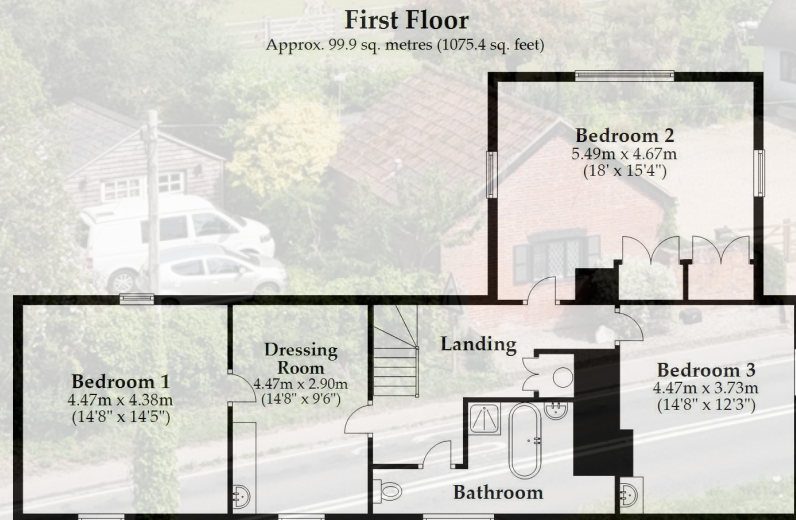
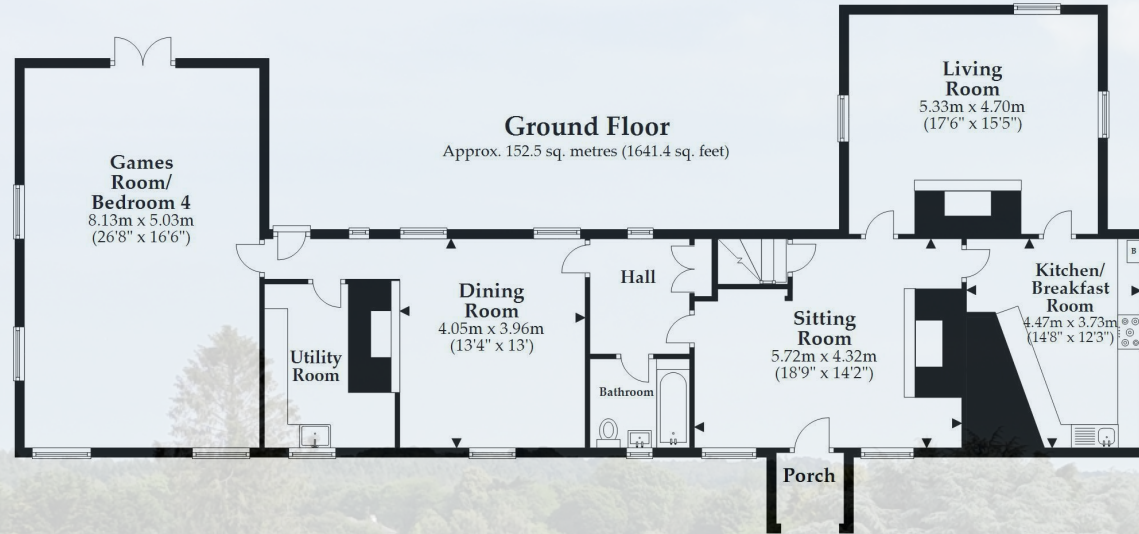
Upstairs, a central landing connects three bedrooms and a spacious family bathroom:

- **Bedroom 1:** A serene and elegant master bedroom, styled like a boutique hotel with vintage touches, soft lighting, and a warm, cocooning atmosphere.
- **Dressing Room:** Once the 4th bedroom, this space is now a dedicated dressing room with potential for various uses.
- **Bedroom 2:** A generous triple-aspect suite, complete with built-in wardrobes and uninterrupted views of the countryside and river.
- **Bedroom 3:** A comfortable double room with a vanity unit and sweeping views over the River Avon.
- **Family Bathroom:** Rich in original character, this bathroom features a ball-and-claw freestanding bath, a separate shower cubicle, and traditional suite fittings.



FLOOR PLAN

Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.



Total area: approx. 400.5 sq. metres (4311.4 sq. feet)

This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood





Grounds and Gardens

The gardens at The Old Smithy are a standout feature—beautifully established, wonderfully private, and predominantly laid to lawn. They are framed with vibrant flower borders and enjoy uninterrupted, elevated views over the picturesque River Avon.

The grounds have been thoughtfully divided into a series of mini paddocks, offering a variety of lifestyle and leisure opportunities. These include:

- A private lodge area, ideal for guests or extended family.
- A glamping section, complete with its own shower, toilet, and outdoor sink, offering exciting potential for income or entertaining.
- A dedicated chicken area, perfect for those interested in smallholding or sustainability.
- A barbecue and entertaining space, well-suited to outdoor living and al fresco dining.

Equestrian & Outbuildings

The property includes two stables and a tack room, offering potential for supplementary equestrian use or conversion to suit a range of hobbies, storage, or workspace needs.





Ancillary Accommodation - The Forge

Former stables to the 18th-century blacksmith's cottage, this beautifully appointed self-contained annexe features:

- An open-plan living/sleeping space (sleeps 2)
- Kitchenette
- Luxury roll top bath
- En-suite with rain shower

This space is ideal for Airbnb lettings, guests, or independent family members.





Ancillary Accommodation - The Lodge

Tranquil lodge overlooking the paddock, tucked away in the rear garden, featuring:

- An open-plan living/sleeping space (sleeps 2 adults, 2 children)
- Cosy log burner
- Kitchen
- Shower room
- Private patio and garden area

This space is ideal for Airbnb lettings, guests, a home office or independent family members.





Additional Information

- Tenure: Freehold
- Council Tax Band: G
- Mains connection to electricity and water
- Private drainage - septic tank
- Oil central heating, air source heat pump
- Energy Performance Rating: D Current: 60D Potential: 77C
- FFTC - Fibre optic cable to the cabinet, then to the property - in progress
- Standard broadband speed of up to 10 Mbps (Ofcom)

The Situation

Located in the peaceful hamlet of Ibsley, this charming home is just a few steps from The Old Beams, a beautiful country pub and kitchen. The award-winning Hockeys Farm Shop, with its delightful café, is also situated within Ibsley, offering fresh local produce and a welcoming atmosphere. Nature lovers will enjoy direct access opposite the property onto the scenic Avon Path, and footpaths behind that lead onto the stunning New Forest National Park.

There is also a good range of local amenities in the nearby towns of Ringwood (3 miles) and Fordingbridge (4 miles). North of here is the well-known Cathedral city of Salisbury (14 miles) which has a considerable range of shopping and leisure facilities. The 900 year old New Forest provides superb recreational activities, walking, sailing, riding and cycling. The coast is nearby with two marinas (Lymington and Poole).

Directions

From Ringwood, take the A338 towards Fordingbridge. Shortly after the Old Beams pub, turn right opposite the signpost to Harbridge, taking you into The Old Smithy.

Important Notice

Spencers 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 or 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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