



BRIDGE COTTAGE, 10 HIGH STREET • MILFORD ON SEA • LYMINGTON • SO41 0QD £695,000

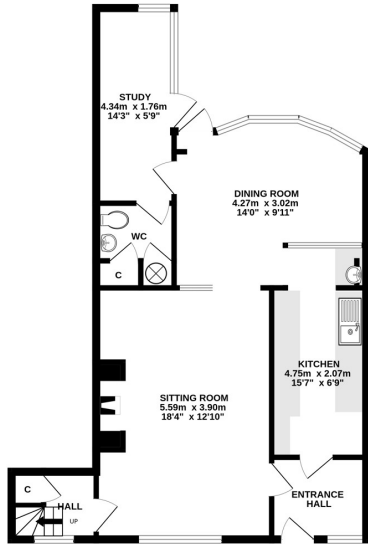
A rare opportunity to purchase a rarely available Grade II Listed three bedroom character cottage dating back to the 17th Century, having been owned by the same family for a number of years. The property is just a short level to local shops and amenities and benefits from a garage, off road parking and good size mature garden.



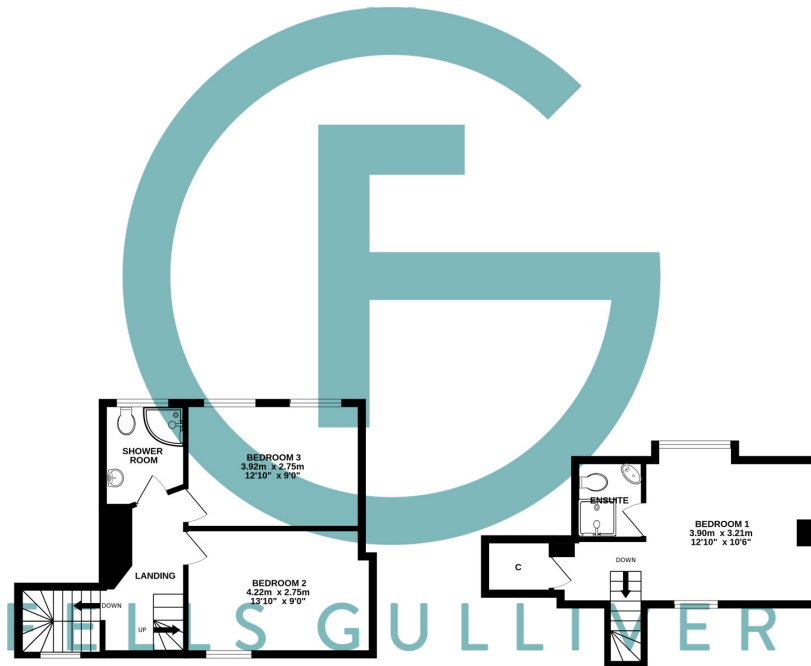
FELLS GULLIVER

PROPERTY EXPERTS

GROUND FLOOR
61.6 sq.m. (663 sq.ft.) approx.

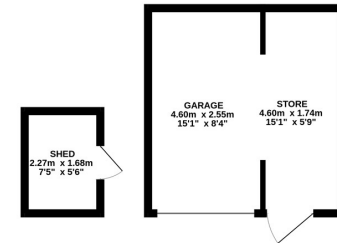


1ST FLOOR
34.7 sq.m. (373 sq.ft.) approx.



2ND FLOOR
21.2 sq.m. (228 sq.ft.) approx.

OUTBUILDINGS
23.3 sq.m. (251 sq.ft.) approx.



TOTAL FLOOR AREA : 140.8 sq.m. (1515 sq.ft.) approx.

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Property Specification



- Well appointed kitchen
- Dining room with views over the sunny rear garden
- Sitting room with Inglenook fireplace and bay window
- Garden room with views over the sunny rear garden
- Two first floor double bedrooms
- First floor family bathroom
- Second floor double bedroom with en-suite shower room
- Low maintenance, well established, south facing rear garden
- Garage
- Located in the village centre, close to shops and amenities and walking distance to the beach

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-----------|-------------------------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 78 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | 41 | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | |
| | | | EU Directive 2002/91/EC |

Description

Located in the heart of the village centre, this charming three bedroom Grade II Listed character cottage offers well proportioned accommodation, period features and benefits from a good size rear garden, garage and off road parking.

Solid wooden front door leading into the entrance hall. Part glazed door to the kitchen (currently not in use, but could easily be opened up again) and door into the sitting room which has a bay window, inglenook fireplace incorporating a free standing wood burning stove, door giving access to the staircase rising to the first floor with under stairs storage cupboard and window to the front aspect. Opening through to the dining room with bay window to the rear aspect and pedestrian door leading out to the garden. Door into the garden room/study with windows overlooking the garden and door leading out to the rear garden. Door into the cloakroom with low level w.c., pedestal wash hand basin with taps and airing cupboard housing the hot water cylinder and shelving for linen storage. Wall mounted gas fired central heating boiler. Opening from the dining room through to the kitchen which has a range of shaker style floor and wall mounted cupboard and drawer units with worktop over and inset stainless steel sink and drainer unit with taps. Space and plumbing for washing machine and dishwasher, space for fridge freezer. Gas and electric points and space for oven with fitted extractor fan, light and grill above, tiled flooring.

First floor landing with stairs rising to the second floor with small under stairs storage cupboard. Master bedroom with two windows to the rear aspect.

Second double bedroom with window to the front aspect. Shower room with matching suite comprising of a low level w.c. pedestal wash hand basin with taps, walk-in shower cubicle with electric shower, pedestal wash hand basin, part tiled walls, double radiator, two obscure windows to the rear aspect.

Second floor landing. Bedroom three with single built-in wardrobe, hatch giving access to the loft space and storage area, windows to the front and rear. En-suite shower room with matching suite comprising of a walk-in shower cubicle with electric shower and tiled walls, low level w.c. and pedestal wash hand basin with taps.

To the front, the property is directly on the High Street. To the rear, the mature garden is south facing and low maintenance, being mainly paved with flower bed borders with an abundance of shrubs, trees and bushes. The garden is walled to the side boundaries with hedging and fenced to the rear. There is a brick built shed with pitched interlocking tiled floor and adjacent greenhouse. To the rear of the garden is a wooden pedestrian gate giving access to the garage, which has an up and over door.

This charming property is located just a couple of minutes level walk to the local village shops and amenities, and within easy walking distance on the beach which affords views across The Solent towards The Needles and Isle of Wight. New Milton and Lymington High Street are only a 15 minute drive in the car and there are bus stops nearby.





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