



Lofts House *Lower Pennington Lane, Lymington, Hampshire*

SPENCERS
NEW FOREST





LOFTS HOUSE

LOWER PENNINGTON LANE • LYMINGTON • HAMPSHIRE

A FINE FAMILY COUNTRY RESIDENCE EXTENDING TO APPROXIMATELY 3,774 SQ.FT. AND OCCUPYING A PARKLAND SETTING OF CLOSE TO 3 ACRES WITH EXTENSIVE OUTBUILDINGS, STABLES AND PADDOCKS.

QUIETLY SITUATED IN A SOUGHT AFTER SEMI-RURAL LOCATION BETWEEN THE PICTURESQUE COASTLINE AND EXTENSIVE YACHTING FACILITIES WITH THE AMENITIES OF THE GEORGIAN MARKET TOWN NEARBY.

Galleried Reception Hall/Dining Room • Sitting Room • Kitchen/Breakfast/Family Room

TV Room • Study • Utility Room • Cloakroom

Galleried Landing • Master Bedroom Suite with Large En Suite Bathroom • Two Guest Bedroom Suites, one with balcony

Further Double Bedroom and Two Single Bedrooms • Family Bathroom • Laundry Room

Various Outbuildings including Four Stables, Workshop, Garden Store and Timber Store

Grounds with Gardens and Paddocks close to 3 Acres

£2,395,000



6



4



4

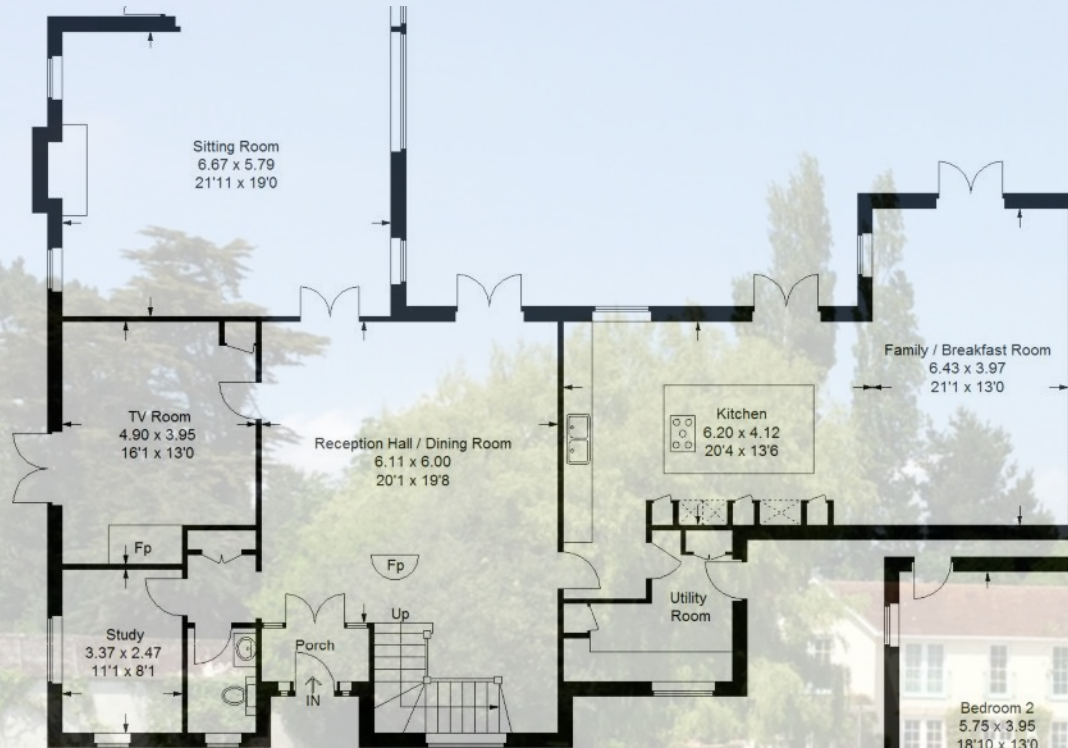
FLOOR PLAN

Lofts House

Approximate Gross Internal Area
366.5 sq m / 3945 sq ft



Ground Floor



First Floor



Illustration for identification purposes only; measurements are approximate, not to scale.
EPC South Coast Surveys



The Property

This truly magnificent home has been remodeled and refurbished throughout to a high specification and enjoys a lovely southerly aspect across extensive well-tended grounds. The generous accommodation, arranged over two floors, is extremely light and airy, being naturally well lit, with all principal rooms enjoying the benefit views over the parkland setting. A feature of note is the spectacular through dining hall with contemporary central raised log-burning stove and beautiful sweeping staircase to the galleried landing. A double storey arched window over the entire staircase is a wonderful feature. This room makes an important statement serving a similarly well-proportioned drawing room with part vaulted and glazed ceiling. There is also a charming cosy sitting room/media room and separate study. Being ideally suited to family occupation, the large well designed kitchen/breakfast/family room is a fantastic hub to the house and of a high specification with the kitchen having a full range of

integrated appliances. There is an adjacent generous utility/boot room. Benefits to the house include low-maintenance double glazing throughout and an efficient gas fired under floor heating system.

The elegant stairwell leading from the dining hall serves the spacious galleried landing that horseshoes around a central chimney with inset log burning stove. To the first floor, there are a total of six bedrooms. The magnificent master bedroom suite has bespoke fitted wardrobes and a generous en suite bathroom with freestanding bathtub and glazed doors to a Juliette balcony. The first guest suite also enjoys glazed doors to it's own private balcony with room for sun chairs and has an en suite shower room. There is a second guest suite and three further bedrooms, served by the well-appointed bathroom with separate shower cubicle. There is a clever laundry area with extensive discreet storage.







There is planning permission granted to convert the existing outbuildings, which are currently utilised as stables, workshops and barns into a garage complex with workshop.

Grounds & Gardens

There is an attractive brick wall to the East side of the property with electrically operated double wooden entrance gates leading to the generous gravelled driveway and the range of outbuildings and open fronted barn complex. To the rear of this, being totally screened from the approach and parkland, is a separate gated courtyard complex of extensive outbuildings/stables. Surrounding the property are areas of parkland incorporating a turn out paddock, with the gardens being designed for ease of maintenance, comprising sweeping tracts of maintained lawn being offset by various specimen trees. Adjacent to the property's rear elevation is a substantial brick edged paved seating terrace with ornamental beds incorporating an number of climbers with lavender and a timber Pergola clad in mature vine and wisteria. The boundaries to the property are clearly defined, abutting the main with an area of fenced paddock forming the southernmost boundary. The paddock area has access out onto the lane within the curtilage of the grounds.

Important Information

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 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.

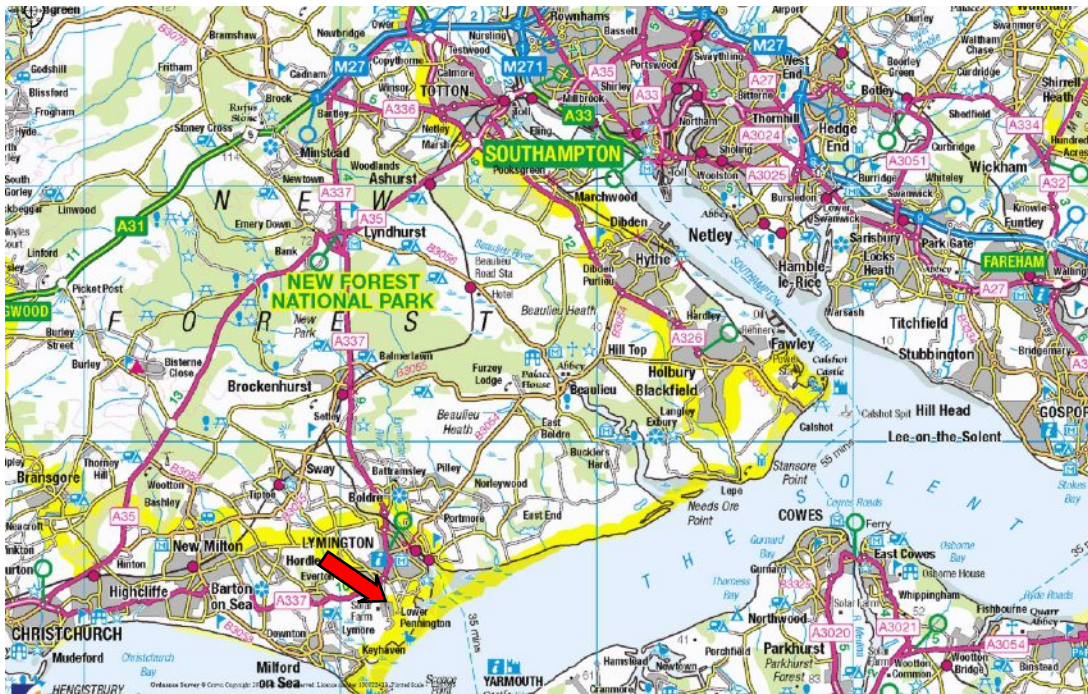






The Situation

Situated in a highly sought-after country lane that terminates on the coastline and approximately 1 mile south-west of the extensive facilities of Lymington. The town is renowned for its picturesque High Street and Saturday Charter Market, with the Lymington River providing a safe haven for yachtsmen with its marinas and popular Town Quay. Lower Pennington Lane is the setting for a handful of the more individual properties, with the lane itself terminating on the foreshore with the coastal path that fronts Christchurch Bay. The coastal path linking to the hamlet of Keyhaven in the west with Lymington, being a haven for much wildlife.





Both Lymington and Brockenhurst afford fine schooling (both state and private) with the latter having a tertiary college.

Directions

From Lymington, continue out of the town in the direction of Milford On Sea on the A337. On reaching the Pennington Cross Roundabout take the first turning off into Ridgeway Lane. After a short distance (approximately 40 metres) turn right into Lower Pennington Lane. Continue down along the lane that terminates ultimately on the foreshore, where the entrance to the property will be seen on the right hand side.

Services

Energy Performance: C: Current 69 Potential 78

Council Tax Band: H

All main services are connected.

Points of interest

Waitrose Lymington	1.6 miles
Lymington Quay	1.7 miles
Royal Lymington Yacht Club & Marinas	1.9 miles
Lymington Hospital	2.6 miles
Walhampton (Private School)	3.1 miles
Brockenhurst Golf Club	5.3 miles
Barton on Sea Golf Club (links course)	5.6 miles
Brockenhurst Train Station	5.8 miles
Brockenhurst Sixth Form	5.9 miles
The Pig Hotel & Restaurant	6.7 miles
Chewton Glen Hotel & Health Spa	7.3 miles
Limewood Hotel & Health Spa	10.9 miles



For more information or to arrange a viewing please contact us:

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