

PRIME
COASTAL
PROPERTY
BY LOLA MAY



MANORFIELD LOWER PENNINGTON LANE, LYMINGTON
OFFERS IN EXCESS OF £3,500,000



MANORFIELD LOWER PENNINGTON LANE LYMINGTON

- Unique blend of rural and coastal charm with breathtaking southerly views across expansive 6.1 acre land
- Beautiful original features showcasing timeless allure and potential for updates and refurbishments.
- Within walking distance of Lymington High Street
- Diverse entertainment spaces including spacious rooms, external patios, and an outdoor pool.
- Spacious bedrooms, lush grounds with mature shrubs, extensive paddocks and garaging for up to 10 cars
- Ancillary accommodation with two bedrooms, living room and bathroom

This remarkable home embodies a unique blend of rural and coastal charm. Constructed in 1928 for Bermuda's former governor, it has since been enhanced by the current owners, who have transformed it into a truly special family home. With an arts and crafts inspired ambiance, the house boasts diverse entertainment spaces, including spacious rooms, external patios, and an outdoor pool for summer enjoyment. Moreover, the property offers breathtaking southerly views across its expansive 6-acre land, adorned with luscious greenery.

The driveway is truly impressive, with verdant green banks on either side. At the end of the driveway, you'll find a circular turning and parking area. This area allows easy access to the main house and an expansive outbuilding/ancillary accommodation that features garages capable of accommodating up to 7 cars.

This home already exudes character, but it also offers an ideal canvas for updates and refurbishments to unlock its full potential. The beautiful original features, such as the fabulous high ceilings and spacious rooms, showcase the timeless allure of this property. Despite its large square footage, the home maintains a cosy and inviting atmosphere.



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ENTRANCE & DRAWING ROOM

Upon entering the characterful home, you are greeted by a useful WC and cloakroom, followed by a hallway leading to the central staircase, cleverly positioned in the heart of the property. The well-designed layout of the house becomes apparent as you flow through the rooms. The first entertainment room is the bright and inviting drawing room, featuring large windows overlooking the garden, a brick fireplace, and access to the sunroom. The sunroom, bathed in natural light, offers a brilliant space to relax and soak in the stunning views of the grounds.

FORMAL DINING ROOM AND KITCHEN

Adjacent to the drawing room is a formal dining room, complete with another feature fireplace and large windows offering rural views. This room also provides access to the sunroom, which opens onto the patio and garden.



The kitchen can be accessed from the dining room or via another door in the hallway. In addition to the fantastic entertainment spaces, this home offers a wonderful informal dining area and a well-equipped kitchen with traditional units, a spacious area for a range cooker, and a granite central island with a breakfast bar. There is also a utility room, a door leading to the side of the property, and a convenient boot room. The rear of the kitchen has an outlook onto a unique walled kitchen garden, finished in paving which offers a secluded and special area to relax.

STUDY AND FAMILY ROOM

There is a good-sized well-equipped study fitted with bookshelves. Next door, the triple aspect reception/family room boasts full-height vaulted ceilings and a large feature fireplace, making it a standout feature of this home.

FIRST FLOOR

A solid wood staircase leads upstairs to the first floor, where each bedroom can be accessed from the landing space. The principal bedroom is truly fantastic, featuring an abundance of natural light, spaciousness, and a large en-suite bathroom with a separate shower and bath.

Furthermore, there are four additional generously sized double bedrooms, each offering a serene view of the surrounding grounds. Three of the bedrooms have fitted wardrobes. A family bathroom, equipped with a bath and shower, is complemented by an adjacent shower room.





PRINCIPAL BEDROOM



WALLED KITCHEN GARDEN



STUDY



FAMILY ROOM



MAIN HOUSE KITCHEN

GROUNDS AND GARDENS

The grounds of this property are truly exceptional, offering a dreamlike garden space with lush shrubs, beautiful Sylvan backdrops, and an abundance of wonderful wildlife. Spanning approximately 6.1 acres, the grounds provide a peaceful sanctuary. Mature shrubs and trees surround the house, creating a well-maintained and visually pleasing environment. Extensive paddocks stretch to the south of the formal gardens. On the western edge of the property, a further outbuilding provides additional garaging for three cars, covered storage and a store room.

The main outbuilding garage/ancillary accommodation, a true haven for car enthusiasts. This remarkable space offers secure garaging for up to seven cars! As you enter, you will find two doors on both the left and right sides, providing convenient access to the expansive garage space. The ground floor boasts a well-appointed changing room/wet room with access to the swimming pool area where there is a further outdoor shower, a toilet and another entertainment area with large gas hob. The staircase from the entrance hall leads upstairs to a spacious area that is currently utilised as living and bedroom space which also includes a bathroom. This flexible area offers endless possibilities to cater to your unique needs and preferences.

Note: Overage Clause

Please be aware of the overage clause associated with this property. The vendors have carefully considered the potential for future development on the land. In the event that planning permission is granted for additional residential properties on the site, the current vendors intend to receive 25% of the uplift in value. This condition will apply for a period of 25 years from the date of sale, ensuring a fair and transparent arrangement for all parties involved.



PHOTO TAKEN DURING SUMMER MONTHS





ANCILLARY ACCOMMODATION



Approximate Area = 388 sq m / 4176 sq ft



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Outbuildings = 516 sq m / 5544 sq ft



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VIEWING

Please contact our Prime Coastal Property Office on 01202 985344 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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