



Marine Cottage, Bath Road

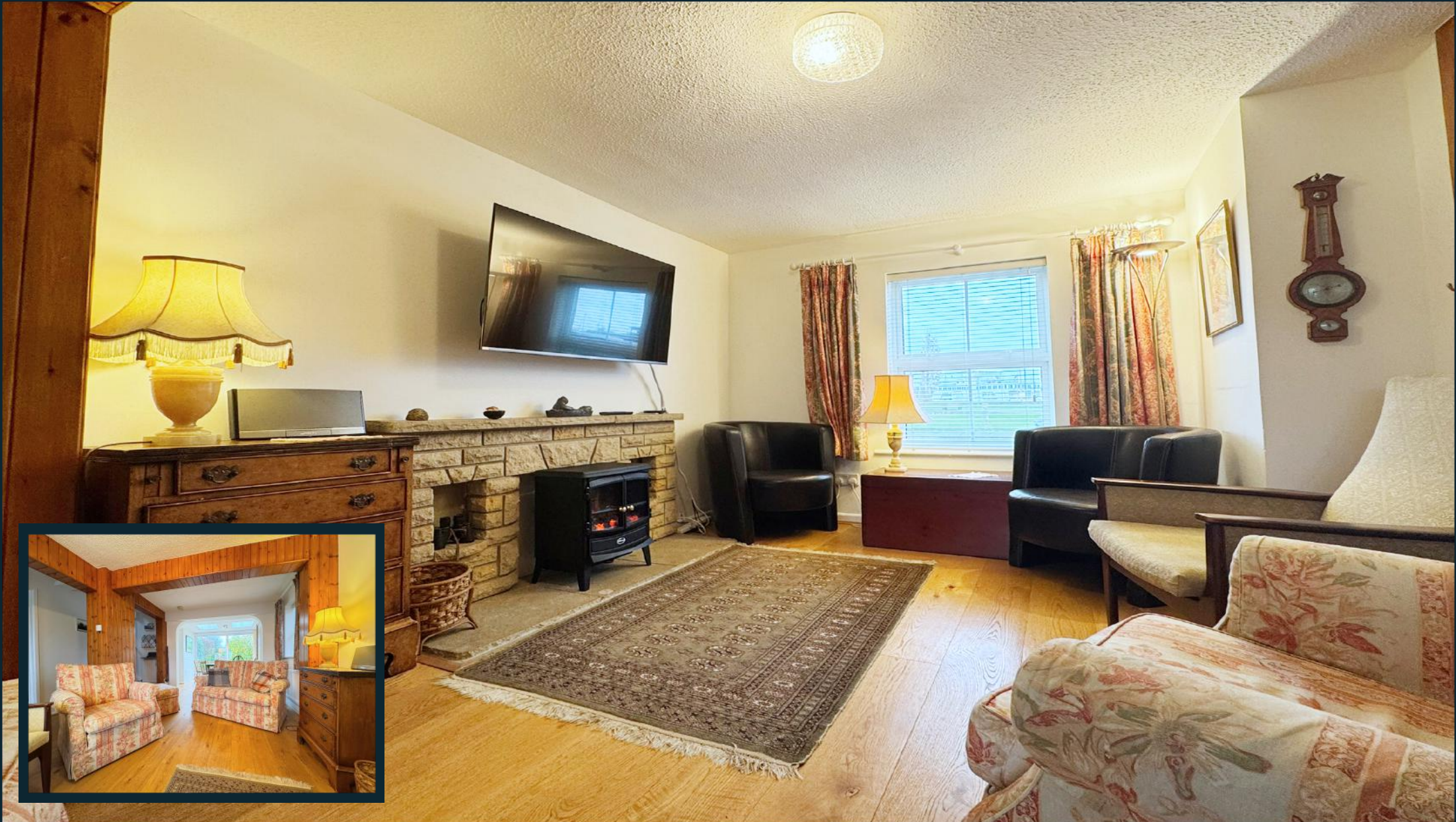
— Lymington, Hampshire, SO41 3SE —

Views of the Quay Park opposite...



Welcome to Marine Cottage...

Upon entering through the front door, a welcoming entrance lobby provides space for coats and shoes before leading into the open-plan sitting and dining room. The sitting area enjoys a Purbeck stone fireplace surround and benefits from natural light streaming through patio doors, which open onto the west-facing rear garden. The dining area offers ample space for entertaining and houses a useful storage cupboard containing the Worcester boiler, which serves the domestic hot water and central heating. Oak strip flooring flows throughout the principal living spaces, enhancing the sense of continuity and warmth.





Take a look around...

The modern kitchen is fitted with a range of floor and wall-mounted cupboards with a stainless steel sink and mixer tap. Integrated appliances include a double electric oven and a four-ring gas hob with extractor canopy above. There is also space and plumbing for a fridge/freezer, dishwasher, and washing machine. Under the Kitchen lino are some wonderful quarry tiles which can be uncovered for a country cottage feel. A glazed door from the kitchen provides access to the rear garden, while two skylights fill the room with additional natural light. Completing the ground floor is a comfortable bedroom with its own three-piece en-suite shower room, ideal for guests or multi-generational living.





Where dreams are made...

A staircase rises to the first-floor landing, where a window adds light to the space. The principal bedroom enjoys dual aspects, facing east with views towards the river and west overlooking the garden. This room also features a built-in vanity unit with a wash basin and useful fitted storage. The second bedroom enjoys lovely outlooks towards the river and the Royal Lympington Yacht Club. A separate WC and a well-appointed family bathroom serve the first floor, the latter fitted with a panelled bath with mixer taps and shower attachment, vanity unit, WC, and tiled walls.

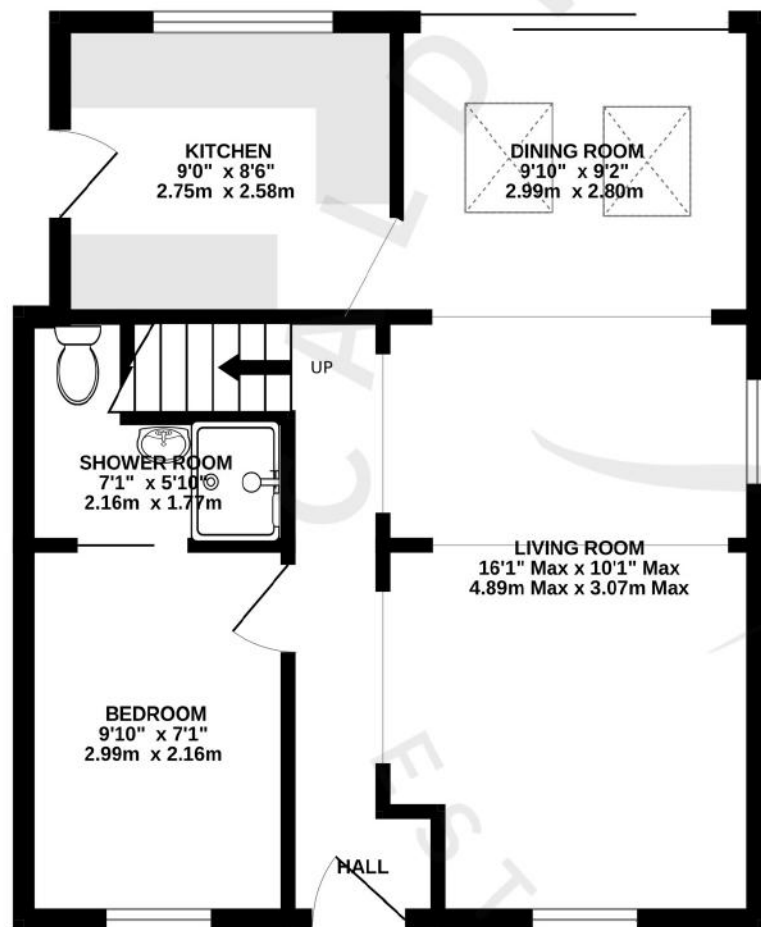


Meet me in the garden...

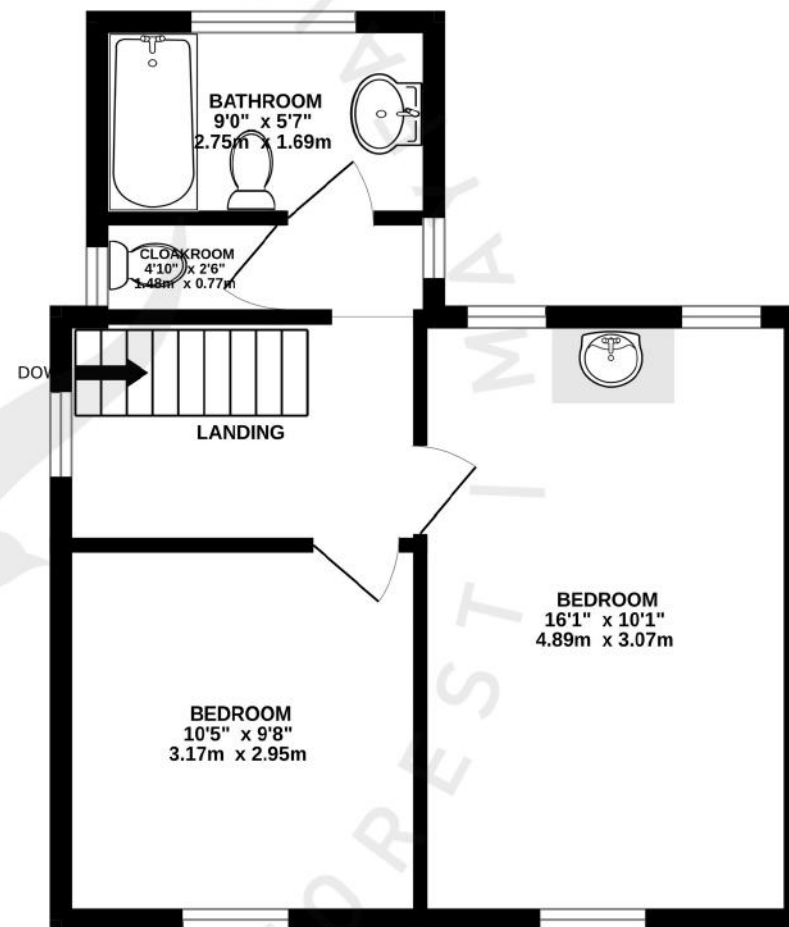
The property benefits from off-road parking directly to the front and an attractive, well-maintained exterior. To the rear, the enclosed west-facing garden offers a private and sunny outdoor space with a small patio area leading to a level lawn bordered by brick walls on three sides. A timber garden shed provides additional storage for garden equipment, and is lined, fitted with heating bars and has power. There is also side access allowing easy passage from front to back.



GROUND FLOOR
491 sq.ft. (45.6 sq.m.) approx.



1ST FLOOR
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 892 sq.ft. (82.9 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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The Finer Details...

The Property

Three-bedroom detached cottage

Dual-aspect principle bedroom with river views

Two bathrooms (including ground-floor en-suite shower room)

Close proximity to Lymington High Street

Pleasant open-plan living/dining area

No onward chain

Directions

From our office in Lymington High Street, head west and turn into Church Lane, continuing to the left-hand turn into Grove Road. Proceed down Grove Road until you reach the junction and head straight into Nelson Place. Turn right at the sharp corner into Bath Road and follow the road until you reach the Quay Park and bandstand, where Marine Cottage will be found on the right-hand side, conveniently positioned within walking distance of the town centre and waterfront.

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Services

Mains gas, electricity and water are connected to the property.

Tenure

Freehold

Council Tax Band

E

EPC Rating

D



Where Do I Go For?...



Bread/milk/newspaper?

Lymington Tesco Express is within walking distance, and the town also has a Waitrose and M&S Food



Schools?

Lymington and Pennington have excellent infant and junior schools, plus Priestlands secondary. Local independent schools include Walhampton in Lymington and Durlston in Barton on Sea, as well as various nurseries and preschools



GP/pharmacy?

Lymington has a GP surgery and a number of pharmacies and dental practices



Train?

Lymington stations connects to Brockenhurst which has a mainline service to London Waterloo (90 mins approx.)



A bite to eat?

There are many great eateries in the Lymington including The Haven, The Townhouse and The Monkey Brewhouse



Gym & swim?

Elmers Court or the Health & Leisure Centre, both in Lymington



A stroll?

We are spoilt for choice! The beach and cliff top at Milford, the sea wall at Lymington and the open forest which are all just a short drive away



Family day out?

Beaulieu Motor Museum is just a 25 minute drive away and the world famous Paulton's Park and Peppa Pig World is just 17 miles away!



Spa day?

Lime Wood Hotel in Lyndhurst, Chewton Glen in New Milton and Careys Manor in Brockenhurst



Asking Price £825,000

caldwellsnewforest.com

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Scan the QR code to make an enquiry or to book a viewing...

