

Penylan Cottage, Martin, Fordingbridge, SP6 3LR



 Myddelton & Major.

We are proud to present

Penylan Cottage, Martin, Fordingbridge, SP6 3LR

A beautifully characterful thatched cottage set within enchanting mature gardens in one of the area's most desirable village settings

- Charming period thatched cottage
 - Sought-after village location
 - Grounds approaching one acre
- Spacious extended accommodation
 - Three double bedrooms
 - Study/fourth bedroom
 - Beautiful mature gardens
- Multiple terraces and patio areas
- Detached double garage and parking
- Wealth of character features throughout





The Property

A truly enchanting period cottage set within beautifully established grounds circa two thirds of an acre, situated in the highly sought-after village of Martin. Offering exceptional charm and privacy, this delightful home has been sympathetically extended over the years to create a wonderfully spacious family residence whilst retaining an abundance of original character and period features throughout.

Combining outstanding character, mature grounds and a highly desirable village setting, this exceptional cottage offers a rare opportunity to acquire a truly special period home in one of the area's most attractive rural locations.

Believed to date back several centuries, the cottage enjoys a peaceful setting accessed via a shared entrance leading to an extensive gravel driveway providing parking for approximately five vehicles, together with a detached double garage.

Internally, the property exudes warmth and character, with exposed beams, feature fireplaces and an abundance of period charm throughout. The impressive double aspect drawing room is centred around a striking brick fireplace. French doors open directly onto the terrace and gardens beyond.

The reception room flows through to the internal hallway with staircase rising to the first floor. From here steps rise to the small sitting room, a cosy and characterful room with exposed timbers. From here, a door leads into a highly useful study or additional ground floor bedroom featuring fitted shelving and cupboards across one wall and enjoying a dual aspect outlook.

The sitting room also opens into the charming dining room, a particularly atmospheric space featuring exposed beams, an attractive fireplace with access through to the kitchen.

The kitchen/breakfast room is generously proportioned and naturally bright, enjoying a lovely lantern roof light above the breakfast area. Fitted with a range of wall and base units with work surfaces, the kitchen also provides space for an electric range cooker with extractor hood above together with further appliance space. A cloakroom with WC and plumbing for a washing machine leads from the kitchen, whilst a rear porch provides direct access to the driveway.

The first floor offers a wonderfully characterful split-level layout. From the half landing, one staircase rises to the principal bedroom, a spacious double aspect room with fitted wardrobes and an en suite bathroom.

A second staircase leads to a further landing serving two additional double bedrooms and a family bathroom fitted with bath, wash hand basin and WC.





Outside

The gardens are a particular highlight of the property and provide a magical setting surrounding the cottage. Beautifully mature and thoughtfully landscaped, the grounds feature sweeping lawns, colourful flower and shrub borders, specimen trees and numerous seating areas designed to enjoy the gardens throughout the day. A charming sun terrace extends from the living room French doors, creating the ideal setting for outdoor entertaining and al fresco dining. Elsewhere within the grounds is a delightful thatched summerhouse which seats 12 comfortably for a fun alfresco meal, additional patio terrace with inset pond, a garden shed and a picturesque wooden bridge crossing a drainage brook to a more natural area planted with shrubs and specimen trees. Pathways and terraces wrap around the cottage, allowing sunlight and shade to be enjoyed at different times of the day.

Location

Penylan Cottage is situated within the highly sought-after village of Martin, nestled in the beautiful countryside of Cranborne Chase National Landscape and within a conservation area, renowned for its rolling scenery and dark night skies. The village enjoys a strong community spirit with a village hall, community shop and church, whilst surrounded by excellent walking, cycling and riding countryside.

The nearby town of Fordingbridge provides a wide range of day-to-day amenities, with the Cathedral City of Salisbury also within easy reach offering further shopping, dining and mainline rail services to London Waterloo. The New Forest National Park lies nearby, providing exceptional opportunities for outdoor pursuits.

The area is also well regarded for its excellent selection of both state and independent schools.

Additional Information

Services

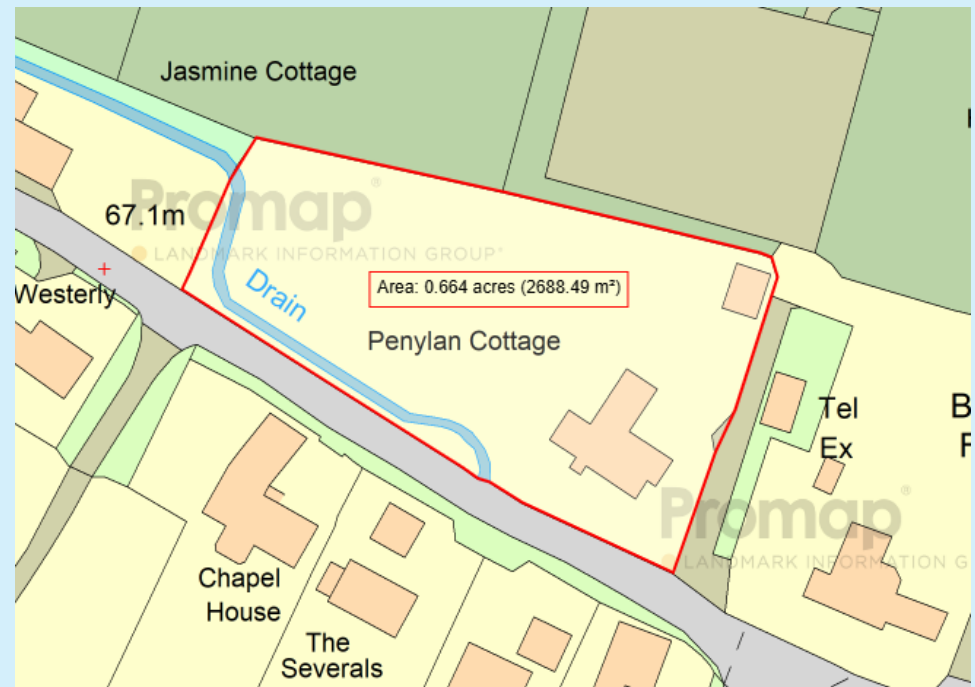
Mains electricity & water are connected with private drainage and oil fired central heating. Ofcom suggests broadband speeds of up to 1000Mbps are available and that all major mobile networks should have good coverage outside.

Tenure

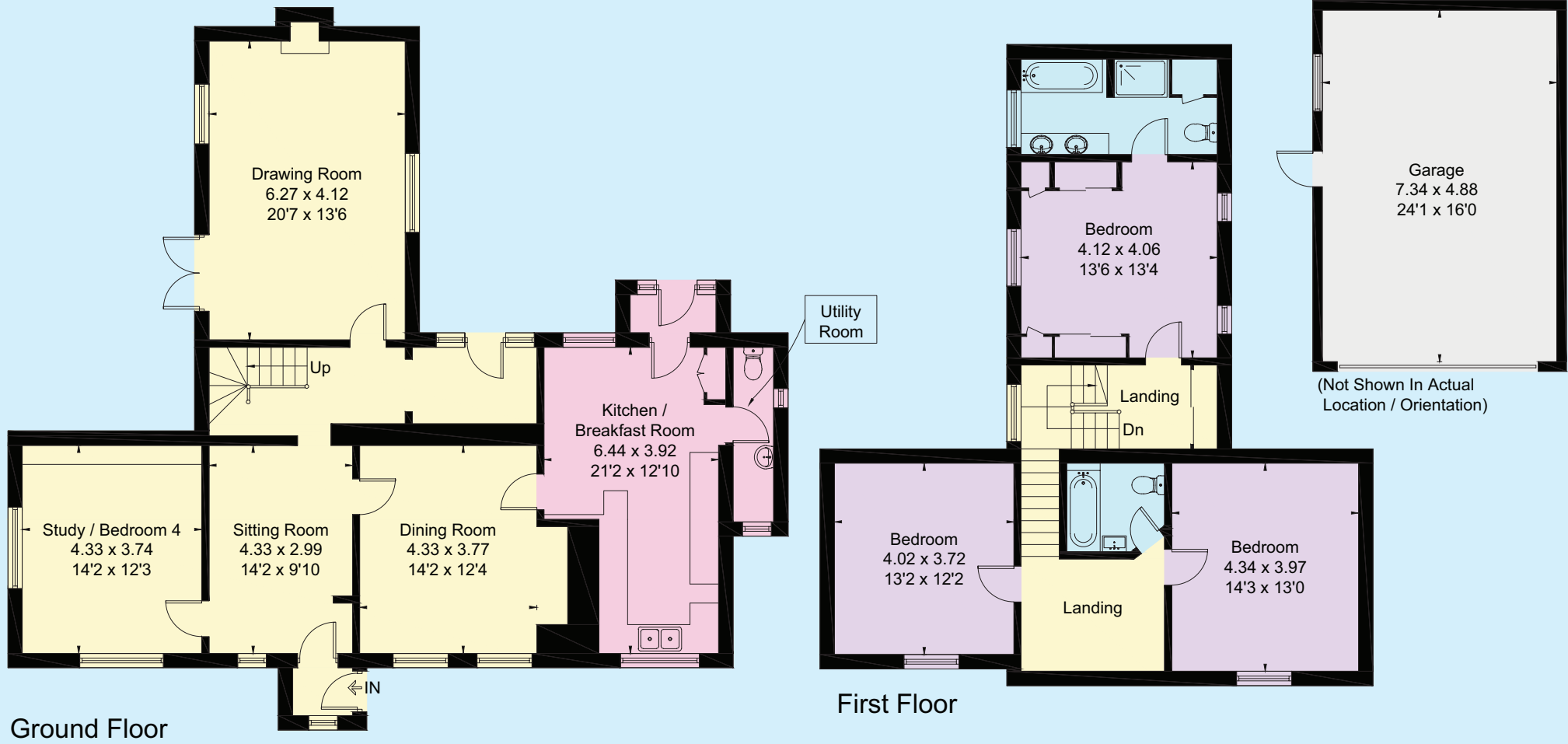
Freehold

Council Tax Band

Band F



Approximate Floor Area = 236.4 sq m / 2545.1 sq ft





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