



Mariner's Cottage

24 WATERLOO ROAD, LYMINGTON, HAMPSHIRE SO41 9BD



Welcome

Brimming with charm and character, this cosy two bedroom, two bathroom cottage provides a fabulous open-plan kitchen/family room, as well as a separate sitting room and a private rear garden which features two cabins, both of which have power/light and underfloor heating connected. The cottage is ideally situated, being within walking distance of the train station, Quay and High Street.

The Ground Floor

The side front door leads into the open-plan family room which enjoys a feature fireplace fitted with a large Clearview wood burning stove. This then flows through to the kitchen which is fitted with a range of floor and wall mounted units incorporating a peninsula breakfast bar, space for a range style cooker with an extractor above, Butler sink with water softener beneath, dishwasher and a pull-out larder cupboard. The conservatory dining area has a door giving access to the rear garden. Leading off to the rear of the kitchen is the utility room which is fitted with a range of units incorporating a sink and having space/plumbing for a washing machine and there is a half glazed door to the garden. The wall mounted Glow Worm boiler provides domestic hot water and central heating. There is also a cloakroom. From the family room, a door opens into the cosy sitting room which has an open fireplace with fitted bookshelves and storage on either side and a window to the front.

The First Floor

The oak staircase leads up to the small landing where there are two double bedrooms; the main bedroom is situated to the rear and has a fitted triple wardrobe together with a window overlooking the rear garden and an en suite bathroom. Bedroom two is situated to the front of the cottage and has a fitted wardrobe as well as an en suite shower room. There is also an access hatchway to the boarded roof space.

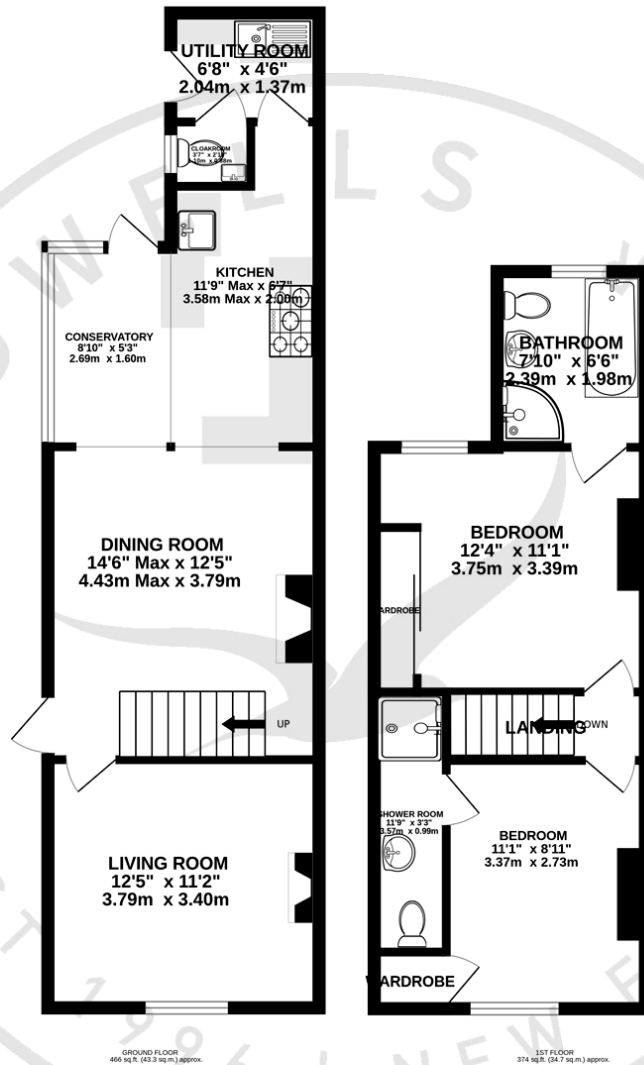
Outside

The property is approached from Waterloo Road and there is a parking area to the front. The pretty rear garden has an area of patio adjacent to the kitchen/family room and this gives access to the first of two cabins which has power, light and underfloor heating. A paved path then leads to the rear of the garden where there is a further cabin/home office which is fitted with a range of shelving and has power/light, underfloor heating and wired broadband connected.



Asking Price
£499,950





GROUND FLOOR
466 sq.ft. (43.3 sq.m.) approx.

FIRST FLOOR
374 sq.ft. (34.7 sq.m.) approx.

TOTAL FLOOR AREA : 840 sq.ft. (78.0 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

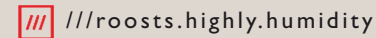
- Pretty town cottage with two double bedrooms
- Private rear garden with two cabins
- Open-plan kitchen/family room
- Conservatory/dining area
- Utility room & cloakroom
- Cosy sitting room
- Two en suites
- On-street parking
- Within walking distance of the train station, Quay & High Street

Services

All mains services are connected to the property

Directions

From our office in the High Street, proceed down the High Street bearing left into Gosport Street. Turn right into Station Street and at the end bear left into Waterloo Road. Continue along Waterloo Road where the property will be found on the right hand side.



Tenure

Freehold

Tax Band

C (£2,063.82 approx. - 2025/2026)

EPC Rating

D



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

