

# PENNINGTON HOUSE

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LYMINGTON | HAMPSHIRE



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Lymington Train Station 2 miles, Lymington Ferry 2.5 miles (Yarmouth, Isle of Wight 30 minutes),  
Brockenhurst 5.6 miles (London Waterloo 90 minutes), M27 12 miles, Southampton Airport 25 miles  
(All distances and times approximate)

*An impressive Grade II listed Georgian country house,  
in a mature parkland setting, with two cottages and views  
to the Isle of Wight.*





## SUMMARY OF ACCOMMODATION

### Lot 1: Pennington House Ground Floor

Entrance hall | Drawing room  
Large reception hall/sitting room | Dining room  
Library | Study | Kitchen/breakfast room | Pantry room | Laundry room | Wine cellar | Two cloakroom  
Boiler room | Three further rooms, presently used as self-contained offices

### First Floor

Principal bedroom with en suite bathroom  
Six further bedrooms  
Four further bathrooms (two en suite)  
Potential self-contained flat currently used as offices and comprising three rooms, kitchenette and cloakroom

### Second Floor

Bedroom eight with adjoining cloakroom

#### Self-contained flat:

Sitting room | Kitchen/dining room  
Two bedrooms | Bathroom

#### Self-contained second floor office:

(Three rooms) or further bedrooms if required

### Traditional Courtyard

Coach house | Stabling | Garaging | Workshop  
Coal store | Gardener's WC and further store rooms

### Lot 2: Rose Cottage

Three bedrooms | 0.09 acres

### Lot 3: Meadow Cottage

Four bedrooms | Double garage | 0.26 acres

**In all about 42.36 acres**

## SITUATION

The fine Georgian town of Lymington is situated on the Solent at the southern end of the New Forest National Park. The town is renowned amongst yachtsmen from around the world boasting two private marinas and the town moorings at the Quay which lead onto the cobbles of the old town. The High Street features a mix of boutique shops, gastro pubs and excellent restaurants. There are three supermarkets, with Waitrose being the closest to the property.

Pennington House is within an easy walk of Lymington which has a branch line railway link to Brockenhurst (approximately 7 minutes) and the Lymington Ferry which crosses the Solent to Yarmouth on the Isle of Wight. Junction 1 of the M27, which links the coast to the M3, is 12 miles to the North.

The National Park offers extensive opportunities for walking, cycling and riding with a multitude of sporting opportunities on the Solent.





## LOT 1: PENNINGTON HOUSE

Pennington House is a substantial Grade II listed Georgian country house in an elaborate classical style set in a wonderful parkland setting. It is believed the house was constructed in 1735, extended in 1840 and again in 1920 to create the office wing.

The exterior is colour rendered with a balustraded parapet over three stories, with five bays slightly advanced and the end bay higher to form a low tower. The porch is flanked by double pilasters with a cornice above.

The property is entered via an impressive entrance hall, which in turn leads through to a large sitting room/ reception hall with the drawing room and library off. Two of the main reception rooms, the drawing room and dining room, have windows overlooking the extensive parkland setting. From the hall a corridor leads to the study and kitchen/breakfast room which in turn has excellent storage facilities in the form of a wine cellar, laundry room and a separate pantry room. Beyond the kitchen and study is a door leading through to a self-contained office comprising three rooms and a cloakroom. This could easily be converted into additional reception space for the main body of the house, if required.





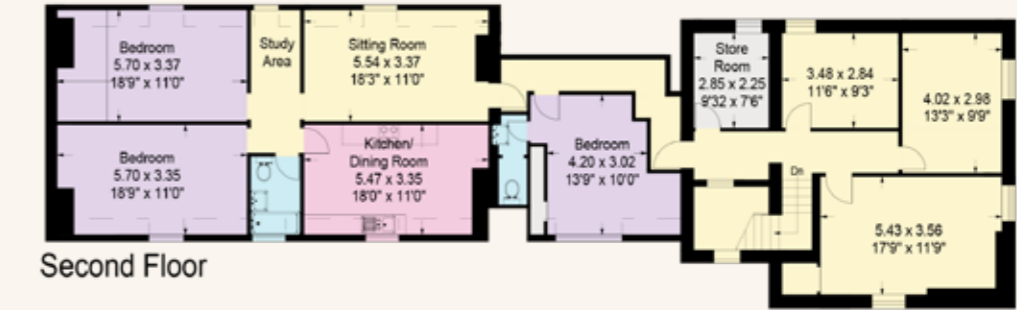




Over the first floor, off a spacious landing, are seven double bedrooms and four bathrooms/shower rooms, of which three are en suite. Three of the bedrooms enjoy far-reaching south-easterly views toward to the Solent and Isle of Wight. On this floor is further office accommodation in the form of three rooms with a kitchenette and cloakroom. Again, subject to the necessary consents, these rooms could easily be converted into further bedroom and bathroom accommodation as there is already access through to the main body of the house.

On the second floor is a self-contained two-bedroom flat with a sitting room, kitchen/breakfast room and bathroom. In addition, there is a double bedroom with adjoining cloakroom and four further rooms which could be converted into additional bedroom and bathroom accommodation (they are presently part of the ground and first floor office).

Approximate Gross Internal Floor Area  
 House: 1,058 sq.m. or 11,388s q.ft.  
 Outbuilding: 211 sq.m. or 2,271 sq.ft.  
 Not to scale. For identification purposes only.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		



## COACH HOUSE

The property is approached through a wonderful parkland setting stocked with a variety of mature trees. To the southern wing of the house is a courtyard comprising a large double garage, workshop, stables and various storerooms and a gardener's WC. There is potential, subject to the necessary planning consents to convert some of this area to create ancillary accommodation if required.

## GARDEN AND GROUNDS

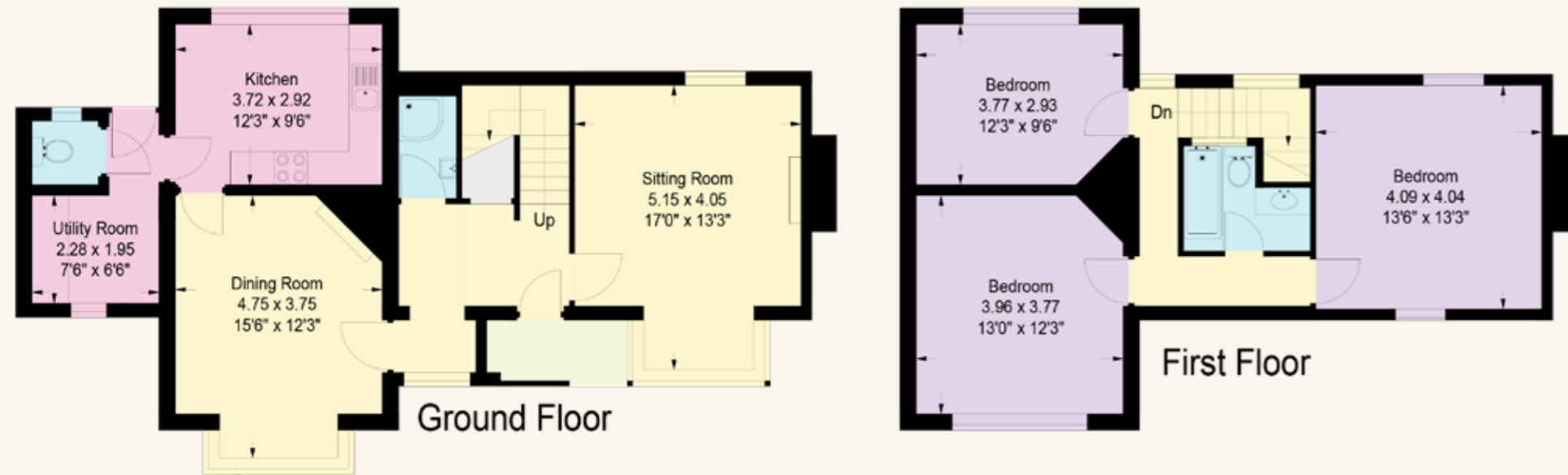
The gardens hugely compliment the property and have been open to the public under the National Garden Scheme (NGS) for their beauty. This includes a wonderful rose garden with a pond and fountain and a further pond and sunken garden to the north western side of the house. To the south eastern side is a walled garden with an array of vegetable beds, fruit cages and a large greenhouse. Also, to the south east, beyond the parkland and pasture, are two large lakes with an area of woodland. In total the land amounts to approximately 42.36 acres.







Approximate Gross Internal Floor Area  
 Rose Cottage: 128 sq.m. or 1378 sq.ft.  
 Not to scale. For identification purposes only.



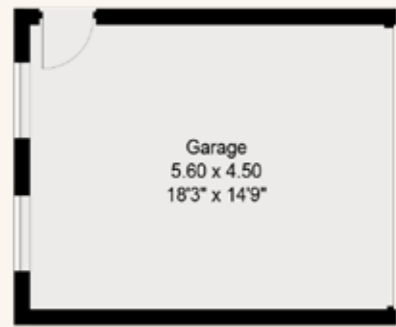
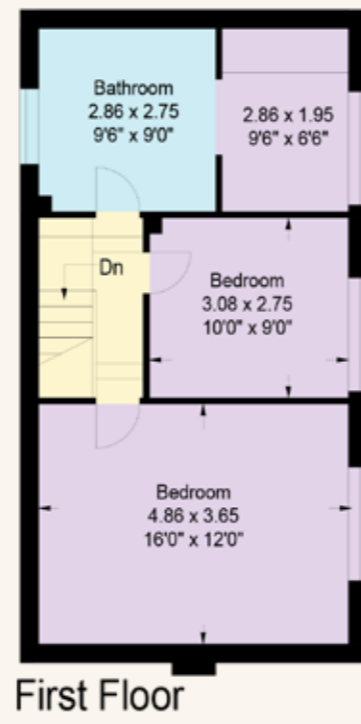
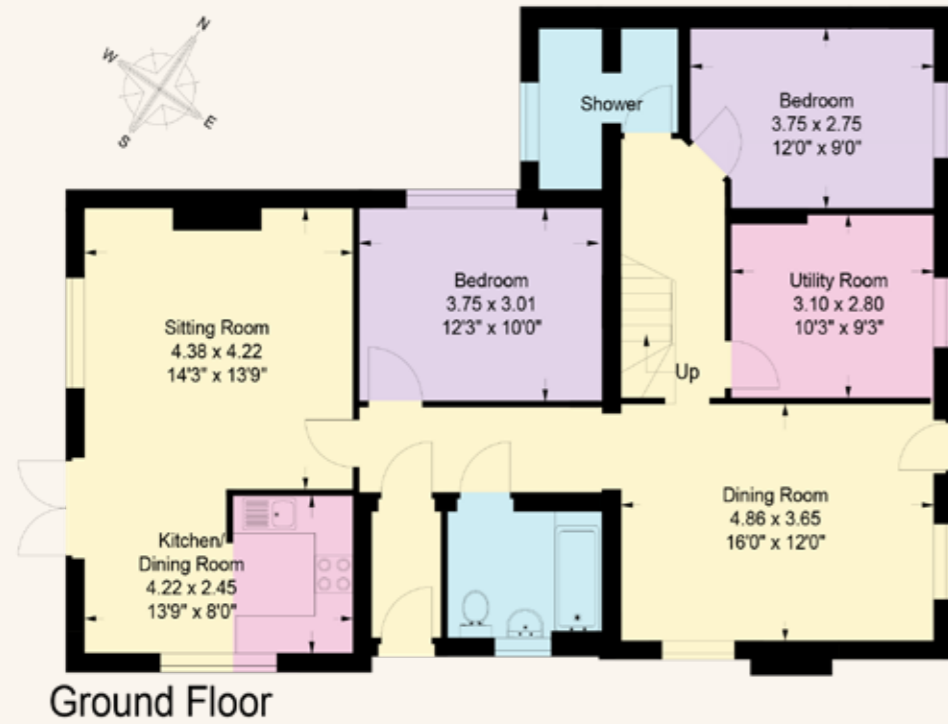
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

## LOT 2: ROSE COTTAGE

This is a beautifully presented three-bedroom cottage on two floors positioned where the water garden meets the back drive and can be accessed off Lower Pennington Lane.



Approximate Gross Internal Floor Area  
 Meadow Cottage: House: 158 sq.m. or 1701 sq.ft.  
 Garage: 25 sq.m. or 269 sq.ft.  
 Not to scale. For identification purposes only.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



## LOT 3: MEADOW COTTAGE

This comprises four bedrooms and two bathrooms set over two floors with a large sitting room, dining room and utility room. It is positioned at the head of the main drive with its own private garden and garaging. The cottage is currently let on an Assured Shorthold Tenancy and is accessed off Ridgeway Lane.





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