



MH

Timberyard Cottage

A charming and beautifully positioned cottage on the sought-after Dock Lane, Beaulieu.

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2026 COLLECTION



For Sale

The Home

Some homes are about the house. Others are about the setting. Timberyard Cottage is about both.

Set along the sought-after Dock Lane in Beaulieu, Timberyard Cottage is a four-bedroom home that combines the warmth and character of a traditional cottage with a relaxed approach to modern family living. From the moment you arrive, the house feels private and inviting, sitting within established gardens and surrounded by the natural beauty of the New Forest.

Inside, the accommodation is thoughtfully arranged across two floors, with a layout that works equally well for everyday family life and entertaining.

At the heart of the house is the kitchen and dining room, a naturally sociable space centred around an Aga. It is a room designed to be lived in somewhere for slow breakfasts, family meals and evenings gathered around the table. A separate utility room sits conveniently alongside, keeping the practical elements of daily life neatly tucked away.

The living room provides a more relaxed space to unwind, while a dedicated garden room creates another connection with the outdoors and offers a wonderfully versatile space throughout the seasons. For those who work from home, the office/study provides a quiet and separate workspace, away from the main living areas.

Upstairs, there are four bedrooms, including a generous principal bedroom with its own en-suite, creating a private retreat away from the main living spaces. The remaining bedrooms offer flexibility for family, guests or additional workspace. Throughout the house, there is an emphasis on comfort, natural light and connection to the gardens. The result is a home that feels relaxed and practical without losing the character and individuality that make a cottage in this setting so appealing.

Outside, the established gardens provide a private backdrop to the house, with space to dine, entertain or simply enjoy the peace and changing seasons. The garden room extends the living space beyond the main house, creating an especially useful link between indoors and out.

Setting

Located in the heart of the New Forest National Park, Beaulieu is one of the South's most sought-after villages, celebrated for its timeless character, scenic surroundings and exceptional lifestyle. Its attractive high street offers a wonderful selection of independent shops, cafés, pubs and restaurants, while the historic Beaulieu Estate, National Motor Museum and picturesque Beaulieu River add to the village's unique appeal. Surrounded by open heathland, ancient woodland and beautiful coastal walks, the area is ideal for those who enjoy an active outdoor lifestyle, with sailing, cycling, walking and horse riding all close at hand. Despite its peaceful, rural setting, Beaulieu remains conveniently positioned for Lymington, Southampton and the wider transport network, making it a truly special place to call home.



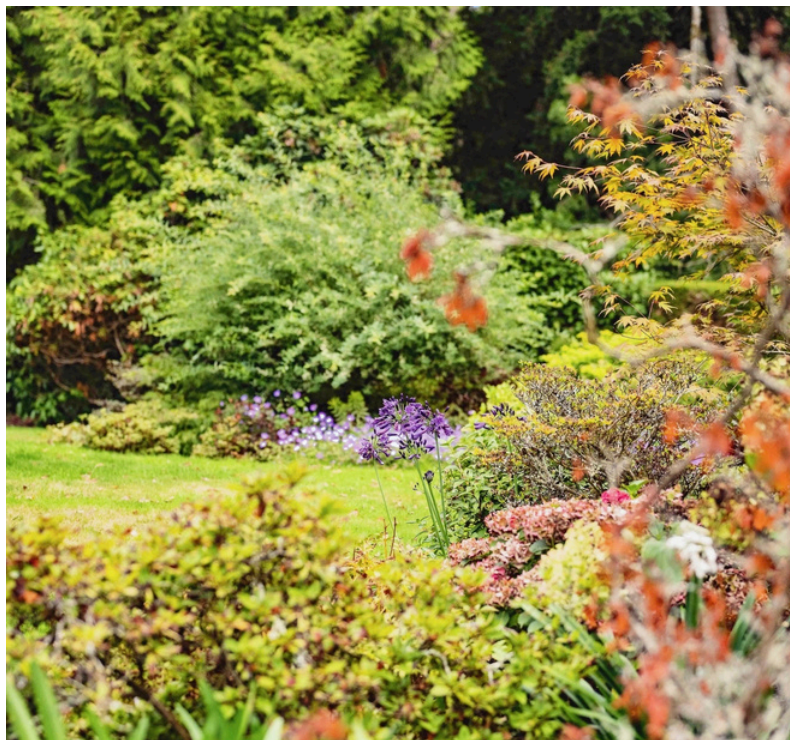
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Grounds

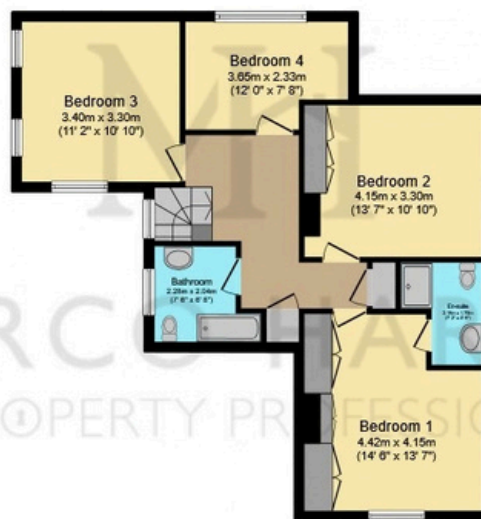
Outside, the established gardens provide a private backdrop to the house, with space to dine, entertain or simply enjoy the peace and changing seasons. The garden room extends the living space beyond the main house, creating an especially useful link between indoors and out. The location completes the picture. Dock Lane is one of Beaulieu's most desirable addresses, close to the Beaulieu River and village, with the wider New Forest providing an exceptional landscape for walking, cycling and enjoying the outdoors.



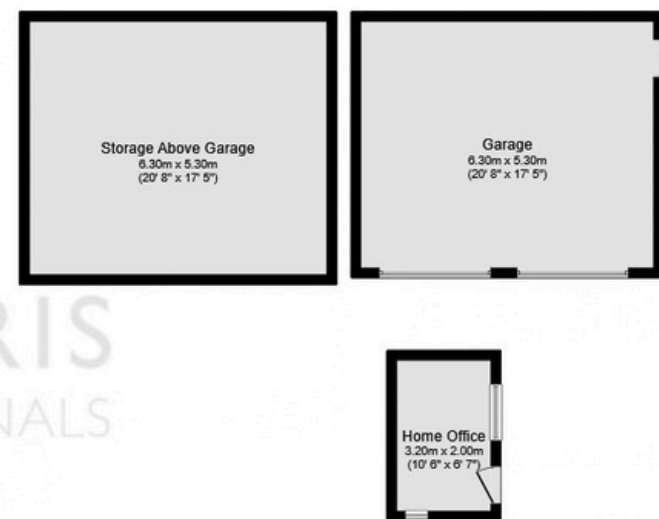




Ground Floor



First Floor



Outbuilding

Total floor area: 232.6 sq.m. (2,504 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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