



A most attractive Arts and Crafts family house

Somerset, 30 Stanley Road, Lymington, Hampshire SO41 3SG

Freehold



A most attractive Arts and Crafts family house on the edge of this renowned Georgian town close to the yacht clubs and marina.

Reception hall, Drawing room, Kitchen/dining room
Sitting room, Utility room, Gun room, Wine store
2 cloakrooms

Principal bedroom with dressing room and bathroom, Guest bedroom suite with bathroom, 2 further first floor bedrooms with adjoining bathrooms, 2 second floor bedrooms and bathroom

Triple garage, Off road parking, Beautiful rear gardens, Outbuildings

In all about 0.44 acre



Tenure: Freehold

Local authority: New Forest District Council

Outgoings: Council Tax - Band G

Energy Performance: Rating C

Viewing: Strictly by appointment with Savills.





Situation

Situated a short distance from Lymington High Street, the property is ideally located for easy access to both town centre facilities and Royal Lymington Yacht Club which is only a quarter of a mile walk. The Georgian town of Lymington offers a good range of local amenities including boutique shops, supermarkets, cafes and restaurants. There is an excellent range of both state and private schools nearby to suit all ages. Lymington is renowned for its sailing, both on the river and The Solent beyond, there is a regular and quick ferry service over to Yarmouth on the Isle of Wight and Lymington railway station offers a service to London Waterloo with a change at Brockenhurst. The New Forest National Park is on your doorstep, offering a wide range of country pursuits with excellent walking, horse riding and historic points of interest, such as Buckler's Hard and Beaulieu.

Description

Situated within a few hundred yards of the marina and yacht clubs Somerset is a superb Arts and Crafts style family house located in a generous plot and offering first-class family accommodation over three floors. Built of rendered brick under a clay tiled roof, the property is approached through pedestrian gates either from Stanley Road or from the parking area adjacent to the garages. The front garden is laid to terrace with ornamental hedgerows and specimen

shrubs and trees with a brick wall protecting the front gardens from the road.

A welcoming entrance porch typical of the era leads to an attractive panelled front door which in turn leads through to the reception hall.

The reception hall is an excellent size, currently used as a dining hall with flagstone floor, staircase to the first floor and doors to the kitchen/dining room and drawing room. The drawing room features a large fireplace with built-in log burner and stone surround and the room is perfect for entertaining and the triple aspect making it exceptionally bright.

The kitchen/dining room is a superb feature of the property being exceptionally large and fitted with a range of kitchen units, central island, work surfaces and large Aga. The kitchen/dining room has a flagstone floor and a large bay window with double doors that open onto the rear terrace. Beyond the kitchen/dining room is a separate sitting room, an ideal television room with stone fireplace with fitted wood burner, utility room and gun room. The ground floor rear lobby provides access to the front and rear gardens and also to the triple garage. The garage has one double door and one single door and to the rear of the garage is a large wine store.





On the first floor, the principal bedroom suite has a large bathroom and separate dressing room. There are three further bedroom suites, a guest suite with bathroom and shower and two further bedrooms, again each with adjoining bathrooms with showers. On the second floor there are two further large bedrooms, one currently used as a study and a family bathroom.

Garden

The gardens to the rear of the house are a significant feature, having been beautifully landscaped stocked and tended an idyllic setting for a house of this calibre. Directly adjacent to the rear of the house is a large full width travertine terrace which leads onto the lawn gardens. The gardens are surrounded on three sides with deep well-stocked flower and shrub beds and specimen trees and a path that runs throughout these around the perimeter of the property. A summerhouse sits to the rear of the garden, a perfect spot to look back towards the house and the beautiful Wisteria cladded walls.

To the side of the house is a separate vegetable garden which has been expertly tended and where a greenhouse is sited.

Accommodation

See floor plans.

Services


Mains water, electricity, gas and drainage. Gas-fired central heating.





Somerset, 30 Stanley Road, Lymington SO41 3SG
Gross Internal Area (Approx)
Main House 464 sq m/4,997 sq ft
Outbuilding 14 sq m/152 sq ft
Green House 8 sq m/86 sq ft
Total Area 486 sq m/5,235 sq ft

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