

# Lea House, Lymington, Hampshire

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# A once in a lifetime opportunity to purchase an **extraordinarily well-positioned house with expansive views** across the Lymington River to the Solent and the Isle of Wight.

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## Summary of accommodation

**Ground Floor:** Outer entrance | Inner hall | Drawing room | Sitting room | Study/garden room | Conservatory | Dining room | Kitchen | Utility room  
Cloakroom | Integral garage & store

**First Floor:** Principal bedroom with dressing room and adjoining bathroom | Three further double bedrooms | Bathroom with adjoining shower room  
Separate cloakroom

**Second Floor:** Large loft area for storage

**Outside:** Garage and workshop/store | Three further outbuildings in need of restoration | Formal garden & grounds | Woodland | Pond | Stream

In all approximately 3.47 acres

## Distances

Royal Lymington Yacht Club 0.6 miles, Lymington Pier train station 0.7 miles, Lymington Quay 0.9 miles

Brockenhurst mainline train station 4.8 miles (Trains to London Waterloo from 1 hr 35 minutes), M27 14 miles, Bournemouth Airport 17 miles

(All distances and times are approximate)



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## Situation

The property occupies a prominent position with unrivalled water views and privacy. Lea House is set to the northern end of its plot and faces south enjoying exceptional unspoilt views across its own land to the Lymington River, The Solent and the Isle of Wight.

Access to Lea House is from Lisle Court Road, which is a lane servicing a small number of houses and farms. It therefore provides an extremely peaceful and private setting, yet is only a mile from Lymington with its bustling High Street and sailing clubs.

The property is surrounded by the New Forest National Park and, as a result, is remarkably unspoilt. The forest itself offers endless walks, cycle trails and out riding as well as beautiful open countryside.

## Lea House

Lea House, built in the early 20th Century, has an in/out driveway and offers approximately 2,810 sq ft of living accommodation over two floors (this does not take into consideration the large attic space). This is the second time in its history that the property has been on the market. Today, the property requires complete modernisation throughout and, subject to the necessary Planning Consents, could be extended or possibly demolished and replaced by a modern-day property. There is precedent for demolition and replacement with nearby properties Nash Point (planning permission granted 2012) and Over the Water (planning permission granted 2014).

The property sits at the northern end its plot and benefits from spectacular southerly views over the Lymington River, the Solent and towards The Isle of Wight.

To the east and west are bands of trees giving privacy and seclusion from the neighbouring houses. The formal gardens are predominantly to the front of the property and the rest of the grounds, stretch down, in a southerly direction, to the beginnings of the foreshore.

Within the curtilage of the property are three redundant buildings, a stream, a pond and a gate leading to the foreshore. To the north of the property is a single garage, together with the large shed workshop.





## Points of Interest

Royal Lymington Yacht Club  
0.6 miles

Lymington Quay 0.9 miles

Walhampton Private School 1 miles

Lymington Hospital 1.5 miles

Waitrose in Lymington 1.5 miles

Priestlands Secondary School

1.7 miles

Brockenhurst Golf club 4.6 miles  
Brockenhurst mainline train station  
4.8 miles

The Pig Hotel 4.9 miles

Brockenhurst Tertiary College  
5 miles

The Limewood Hotel 12 miles



## Directions (SO41 5SH)

From Lymington, take the B3054 towards Beaulieu. Once you have crossed the river on the edge of Lymington, turn right almost immediately onto Undershore Road, signposted to South Baddesley and East End. Continue on this road and after approximately half a mile, take the turning on the right-hand side just after Elmers Court Hotel into Lisle Court Road. Continue along this road for a short distance and the gate to Lea House will be found on your right-hand side.

## Services

Mains water, electricity and private drainage. Gas central heating.

## Viewings

Strictly by appointment by the selling agents, Knight Frank.

## Right of way

There is a right of way in favour of the owners to the East of Lea House from the lane, running Southwards on the eastern boundary to their lower garden gate. The right of way is for the lower garden only. Please refer to the hatched plan.

## Property information

**Tenure:** Freehold with vacant possession upon completion

**Local Authority:** New Forest District Council

**Council Tax:** Band G

**EPC Rating:** E

**Guide Price:** £5,500,000



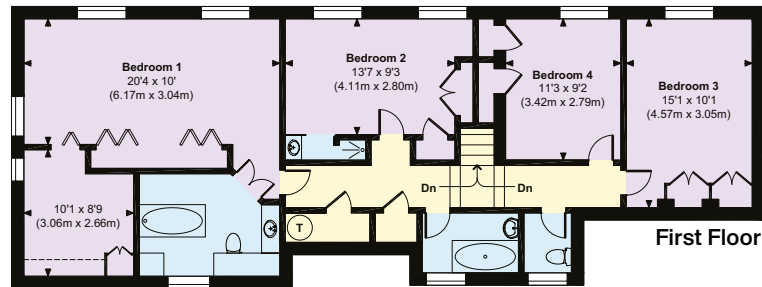


**Approximate Gross Internal Floor Area**  
**Main House = 2810 Sq Ft / 261.09 Sq M**  
**Loft spaces = 854 Sq Ft / 79.28 Sq M**  
**Garage = 237 Sq Ft / 22.00 Sq M**  
**Outbuilding = 321 Sq Ft / 29.82 Sq M**  
**Total = 4222 Sq Ft / 392.19 Sq M**

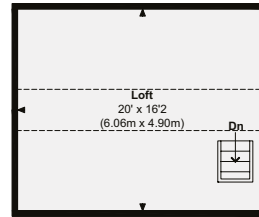
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



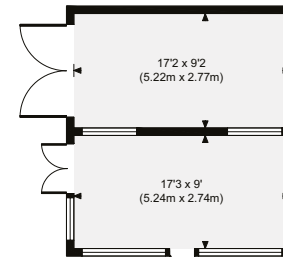
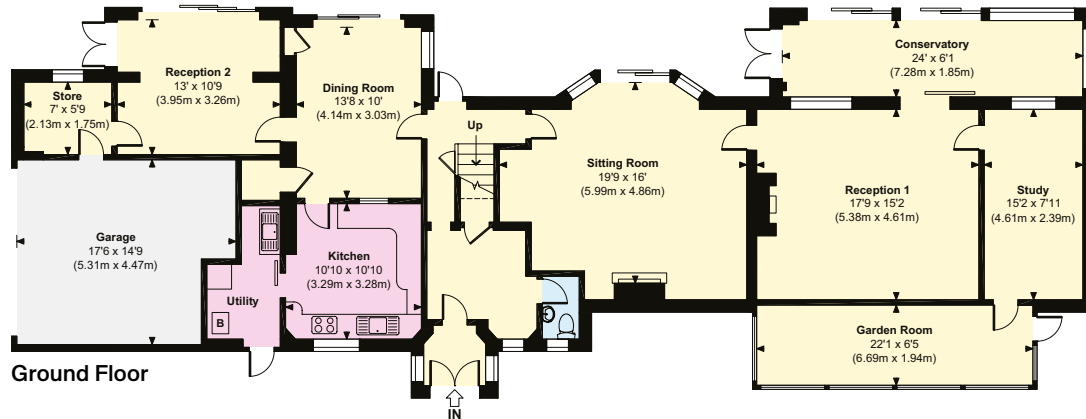
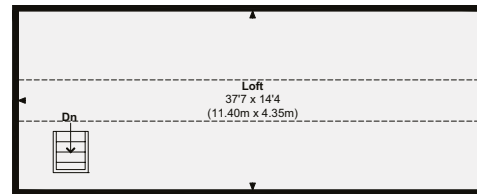
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Loft 2

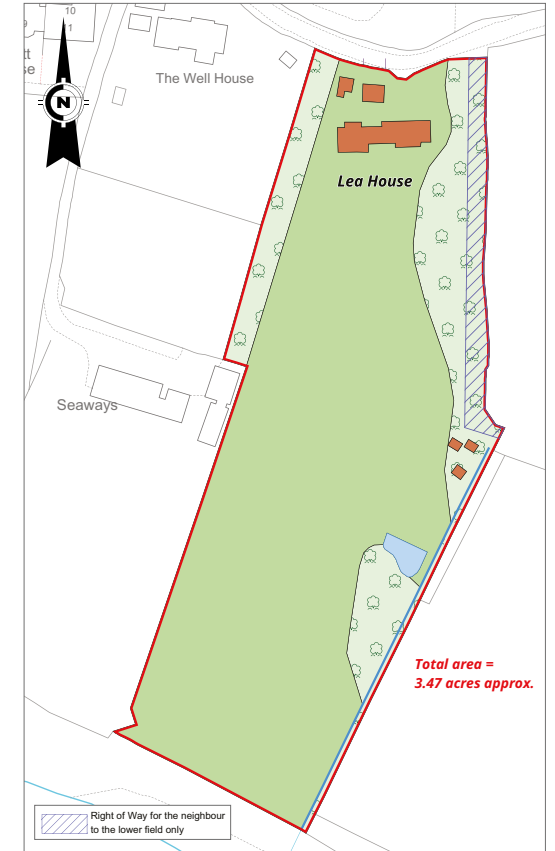


Loft 1



Outbuilding

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Note: \*This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationery office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number. No.100021721.\*



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2023. Photographs and videos dated March 2023.

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