

Old Solent House, Lymington





Old Solent House, Quay Hill, Lymington, Hampshire

A wonderful opportunity to own one of the most beautiful and well-positioned houses in Lymington. Old Solent House is a Grade II listed property, built as a merchant's house around 1700, later serving as a pub and an art gallery before becoming a private home. It is of classic Georgian proportions with a symmetrical facade, sash windows and a six panelled front door with a fanlight above.

To one side of the hallway is a double aspect drawing room with an open fire and views over the front and the east-facing garden. On the other side of the hall is the dining room which forms part of a double reception area with iconic views up Quay Hill. There is room for a study area, with an internal window to the hallway, and bi-fold doors and steps to the kitchen. The spacious, fully fitted kitchen/breakfast room has an impressive bay window enjoying views over the garden. Adjacent is a cloakroom and utility room with a door to the garden. The main bedroom, with fitted wardrobes, overlooks the garden and has an en suite bathroom; the guest bedroom has views to the front and a Jack and Jill bathroom. On the second floor are two further bedrooms (one currently used as a home office) and a family shower room.

A significant additional benefit of the house is the award-winning garden studio which makes an ideal home office. Designed by Natalie Skeete of Forest Architecture it includes a wet room and ample cupboards/storage, ceiling light and bi-fold doors opening out onto the south facing garden patio.



4



3



2-3







Outside

Outside, the property can be accessed on foot from Quay Hill, and by car from Mill Lane via an electric gate which leads to a gravel parking area and double garage. The garden lies entirely to the rear of the house and has been beautifully laid out with a central lawn and flowerbeds with a variety of shrubs, plants and trees including a Hawthorn and an Amelanchier. There is also a paved terrace with a pathway leading around the house to the back door, and beneath the drawing room is the large (restricted height) cellar/wine store.



Local Authority: New Forest District Council
Council Tax band: G

Guide price
£2,350,000

Tenure: available freehold

Location:
SO41 3AR

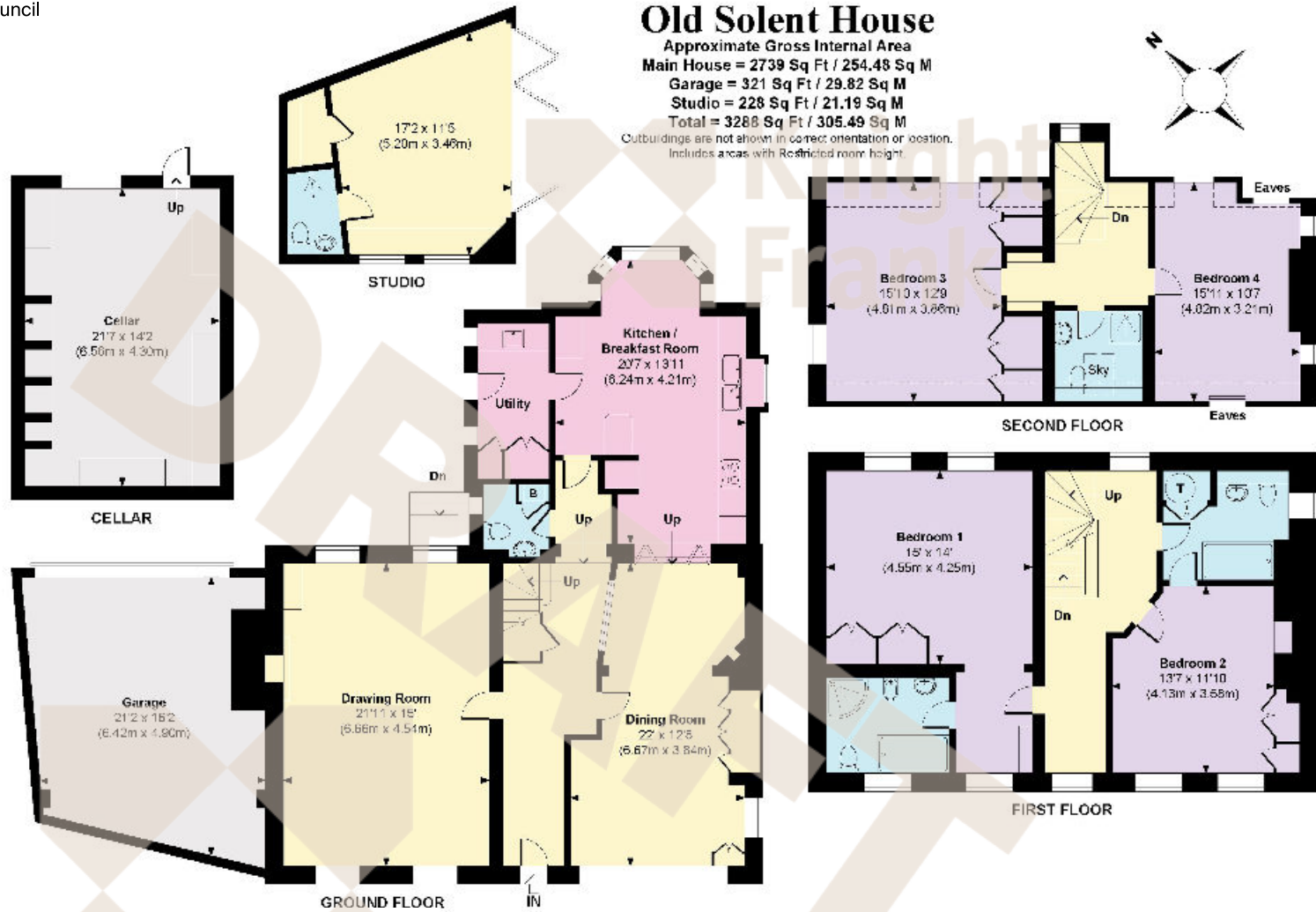
What3Words:
///newsstand.smirks.started
(to the front of the house)

and
///kinder.occupations.loom
(to the parking at the back)

Old Solent House

Approximate Gross Internal Area
Main House = 2739 Sq Ft / 254.48 Sq M
Garage = 321 Sq Ft / 29.82 Sq M
Studio = 228 Sq Ft / 21.19 Sq M
Total = 3288 Sq Ft / 305.49 Sq M

Outbuildings are not shown in correct orientation or location.
Includes areas with Restricted room height.



Knight Frank
Lymington
6 Cannon Street
Lymington
SO41 9BR
knightfrank.co.uk

I would be delighted to tell you more
Toby Turnage
01590 607207
toby.turnage@knightfrank.com

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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