

Manor Bank Cottage, East Boldre, Hampshire





A charming and recently renovated substantial cottage close to Beaulieu with modern amenities.

Summary of accommodation

Ground Floor: Reception hall | Drawing room | Kitchen/breakfast room | Dining area/snug | Study | Utility/boot room | Cloakroom
Bedroom five with en suite shower room

First Floor: Main bedroom with walk-in dressing room and en suite bath/shower room | Guest bedroom with en suite shower room
Two further bedrooms | Family shower room

Self-contained annexe: Sitting room/kitchen | Bedroom six | Shower room

Stable Block: Two stables | Foal stable | Tack room | Store rooms
Ancillary accommodation/games room with kitchenette and en suite shower | Barn

Garage with open store | Outdoor manège | Swimming pool

Gardens and grounds

In all about 3.81 acres

Distances

Beaulieu 2.5 miles. Lymington 6 miles. Brockenhurst Railway Station 6.4 miles
(All distances are approximate)



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The property

Manor Bank Cottage is nestled on the boundary of the esteemed Beaulieu Estate and Sowley Estate. This charming property comprises a traditional cob and thatch cottage dating back to the 17th century, along with an adjoining converted barn, combining period features with modern comfort and convenience.

Originally two separate dwellings, the property underwent a conversion in the 1970s/1980s to create a single, spacious residence while retaining its characterful features. Notably, the property is not listed, offering freedom for further enhancement and personalisation.

The current owner has carried out a programme of extensive remodelling and modernisation with highlights including the addition of two bathrooms, installation of intelligent lighting systems, and Cat 5 cabling for enhanced connectivity.

The gardens have been professionally redesigned by Charlotte Rowe, a renowned Chelsea Gold Medal winner, complemented by external lighting by LIGHT IQ London. The addition of a kitchen extension and the creation of a pool area further enhance the property's appeal for leisure and entertainment. The property is approached via a drive with a cattle grid set well back from the public road.

The pool, which has a glass fence for safety, was completely upgraded in 2023 and is heated by an air source heat pump, providing year-round enjoyment. Separate ancillary accommodation provides a self-contained one bedroom annexe together with an additional games room/ancillary accommodation which offers versatility and flexibility for various lifestyle needs.

Recent upgrades include the refurbishment of the annexe, replacement of windows, rethatching of the original cottage and barn, and the installation of solar panels and a Tesla battery for sustainable energy usage. Please note that the thatching is due to be completed in June 2024.

The property also has a horse manège added in 2021, hidden electric dog fence, and ample parking space.



Location

The house occupies a wonderful position and enjoys expansive open views across the New Forest. Set well back from the road the house is perfectly situated to enjoy open walks and cycle rides across the Forest while also being only about 6 miles from the market town of Lymington.



There is a nearby pub (The Turfcutters Arms) in East Boldre and the popular East End Arms is a short drive away. There are marinas, sailing clubs and facilities at both Lymington and Bucklers Hard while Brockenhurst station provides direct rail services to London Waterloo in approximately 2 hours.

What3words: ///essential.walnuts.royally

Postcode: SO42 7WT

Property information

Tenure: Freehold

Local Authority: New Forest District Council

Council Tax: Band G

Self-contained annexe: Band A

EPC Rating: D

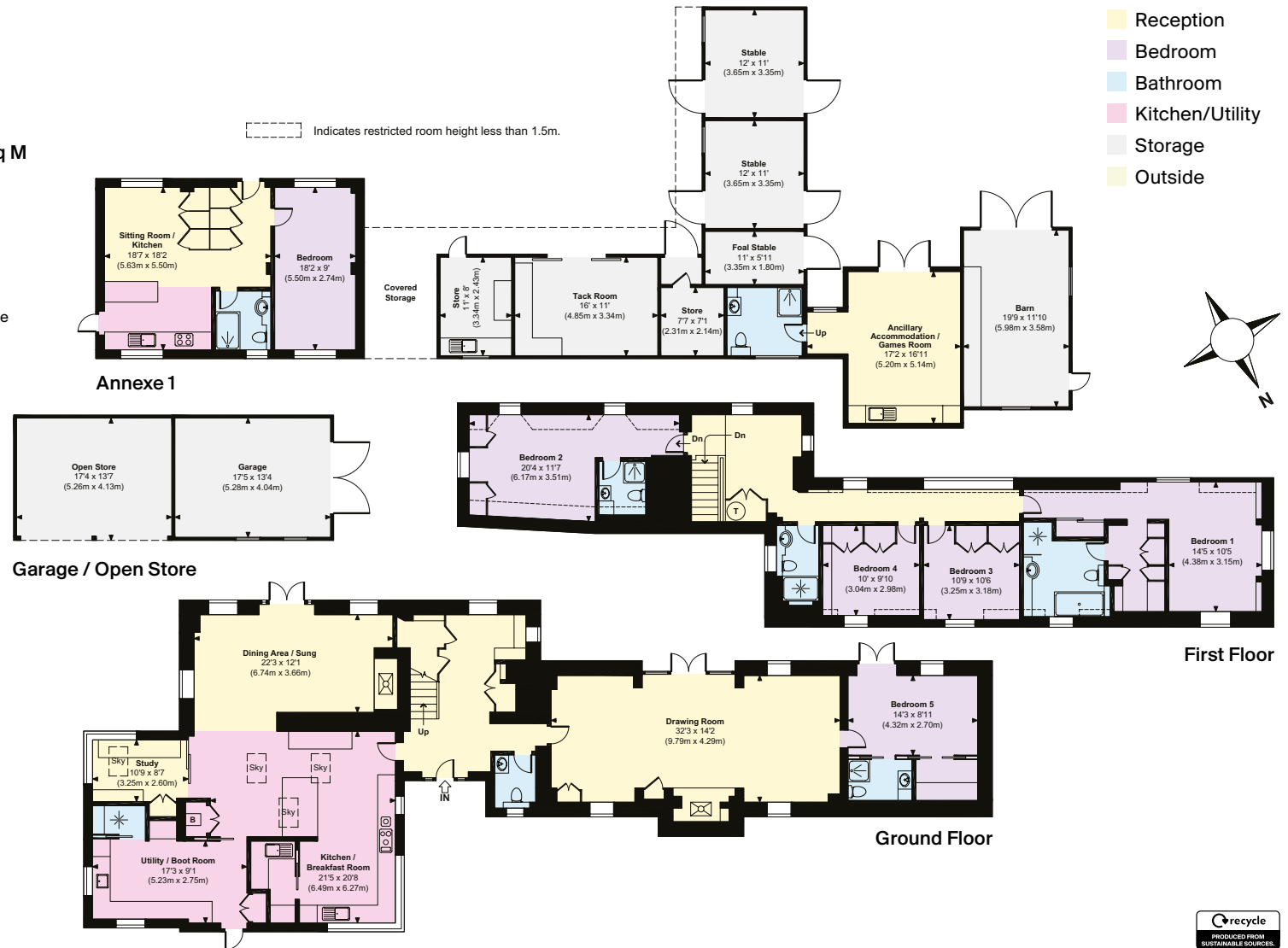
Self-contained annexe: A

Guide Price: £3,100,000



Approximate Gross Internal Floor Area
Main House = 3181 Sq Ft / 295.50 Sq M
Annexe 1 = 507 Sq Ft / 47.10 Sq M
Stables / Tack Room / Stores =
745 Sq Ft / 69.22 Sq M
Ancillary Accommodation = 238 Sq Ft / 22.15 Sq M
Barn = 231 Sq Ft / 21.41 Sq M
Garage / Open Store = 468 Sq Ft / 43.51 Sq M
Total = 5370 Sq Ft / 498.89 Sq M

Outbuildings are not shown in correct orientation or location.
 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.



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 April 2024. Photographs and videos dated April 2024.

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