



Londesborough House, 35 High Street, Lymington, SO41 9AF

£625,000

Mitchells
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Londesborough House
35 High Street
Lymington
Hampshire
SO41 9AF

An excellent opportunity to purchase a unique and historic part of the sought after Georgian town of Lymington. This Grade II listed, three storey residential property previously formed part of the Londesborough Hotel and occupies a wonderful, tucked away position in the centre of this thriving market town, with its excellent array of restaurants, boutiques and bars, along with the lovely town quay, all on the doorstep. The property has been used by the current owners for commercial purposes for the past seventeen years and is now in need of some internal adjustment, yet offers an exciting opportunity in this stunning location.

- **Ground Floor:**
- Entrance Hall
- Reception Room
- Kitchen Area
- Shower Room
- Cloakroom
- **First Floor:**
- Inner Hall
- Three Offices
- **Second Floor:**
- Landing
- Three Potential Bedrooms



The Property

The property is currently configured as three separate commercial office suites, with accommodation as follows:

Ground Floor:

Entrance hall with a spiral staircase to the first floor and timber effect flooring.

A superb, large reception room, formerly the hotel bar, with a substantial timber sash window and a beautiful outlook over the carport.

Kitchen area with storage units, sink unit, plumbing, and a double aspect, including an attractive arched window.

Shower room fitted with a modern white suite comprising a shower cubicle with a Triton shower, a wash basin with storage beneath, and a further double storage cupboard.

Separate cloakroom fitted with a modern white suite.

First Floor:

Landing with a spiral staircase to the second floor.

Inner hall.

Three offices, which could easily be used as three separate bedrooms or reconfigured to form a stunning first floor master suite with a bedroom, dayroom, and en-suite bathroom. The main room enjoys a beautiful outlook over the courtyard.

Second Floor:

Landing with trap to the roof space and a kitchen area.

Three further potential bedrooms, two of which enjoy wonderful distant sea views, with the Isle of Wight as a picturesque backdrop.





Gardens & Grounds

Londesborough House benefits from two separate access points from the high street, one of which includes vehicle access, however, there is no allocated parking in the courtyard for this property.



Services

- Mains gas, electric, drainage and water
- Council Tax Band TBC
- Energy Performance Rating TBC

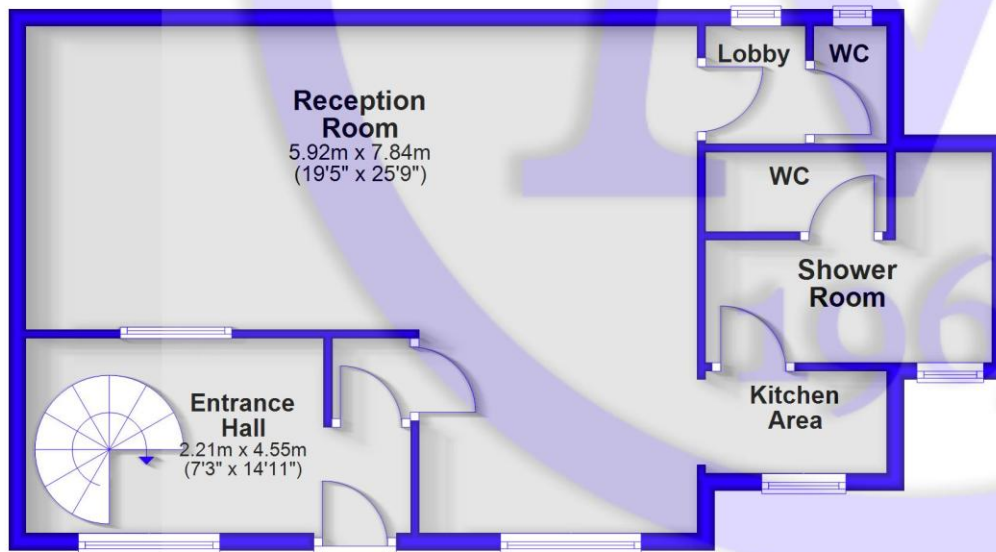
First Floor

Approx. 49.0 sq. metres (527.6 sq. feet)



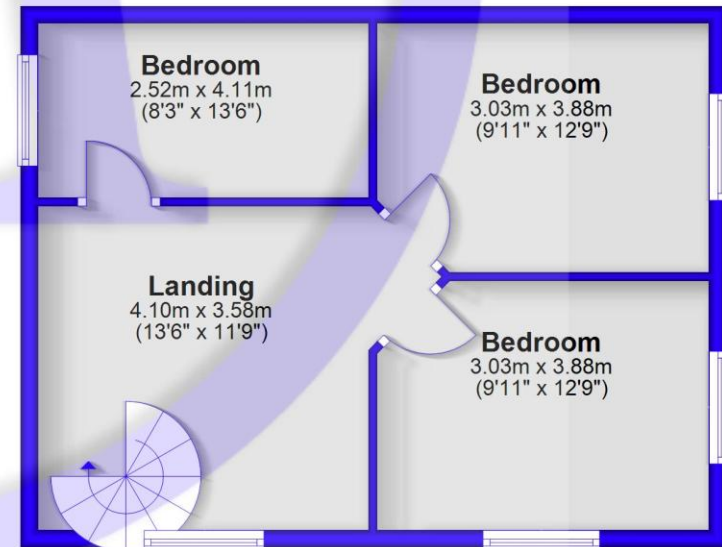
Ground Floor

Approx. 60.8 sq. metres (654.5 sq. feet)



Second Floor

Approx. 49.0 sq. metres (527.0 sq. feet)



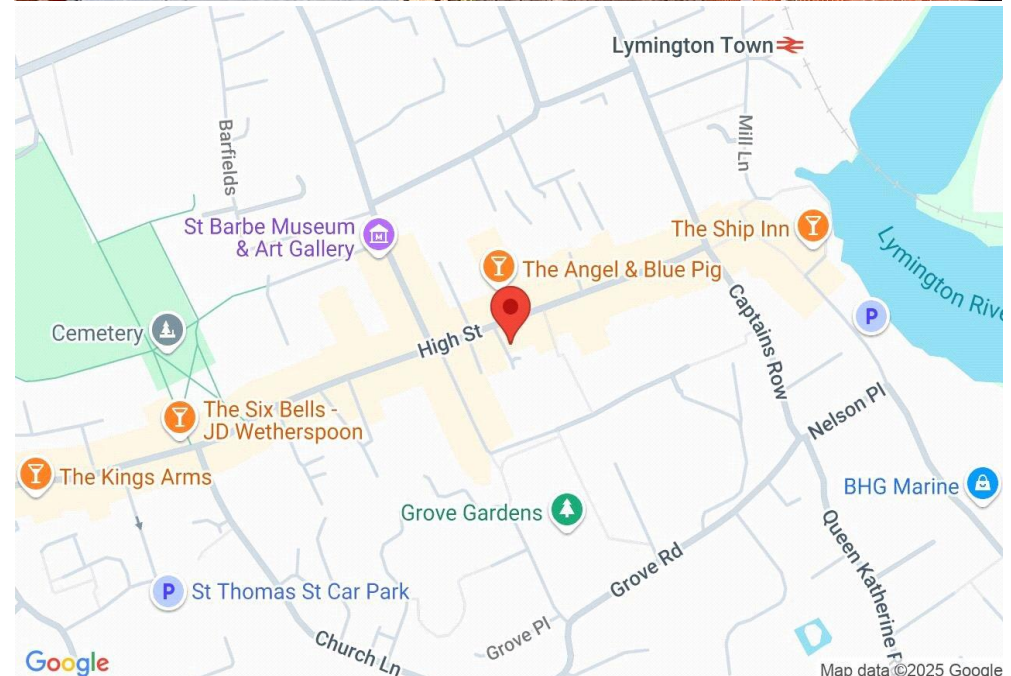
Total area: approx. 158.8 sq. metres (1709.0 sq. feet)

Situation

Lymington is a charming Georgian market town, renowned for its picturesque harbour and bustling Saturday market. Offering a vibrant mix of independent shops, cafes, and high-quality restaurants, Lymington exudes both character and convenience. The town is perfectly positioned on the edge of the New Forest National Park, providing easy access to beautiful countryside walks, cycling routes, and outdoor activities. With excellent transport links, including a mainline railway station connecting to London, as well as proximity to the stunning coastline, Lymington remains one of the most desirable places to live on the south coast.

Directions

From Mitchells, turn right at the traffic lights and proceed along Station Road. At the roundabout, turn left onto Lymington Road. Continue straight across at the next roundabout and travel for approximately six miles. Upon reaching the roundabout at the entrance to Lymington, take the second exit. After passing Waitrose on the left hand side, move into the right hand lane and turn into Southampton Road. Bear left into the high street and continue along. The entrance to Ostlers Yard will be found on the right hand side just before the hill, and the property is located on the left hand side within the yard.





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