



Hazelhurst Farm, Flexford Lane, Sway, SO41 6DN

£2,600,000

Mitchells
1963 — TODAY



The Farmhouse

Hazelhurst Farm
Flexford Lane
Sway
Lymington
Hampshire
SO41 6DN

Hazelhurst Farm is a former dairy farm, professionally converted in 2019 to create a lucrative home and income business. It offers 10,000 sq ft of accommodation, including five self-contained cottages, an events barn, and an annexe, in addition to the original farmhouse. Set in 5.5 acres of formal gardens and paddocks, this is an exciting and rare opportunity.

- Farmhouse
- Annexe
- Five Cottages
- Events Barn
- Formal Gardens
- Tennis Court
- Paddocks
- Courtyard



The Properties

HAZELHURST FARMHOUSE: Three bedrooms, two reception rooms, kitchen/breakfast room, laundry room, bathroom, shower room, store room, private garden.

THE ANNEXE/COWMAN'S COTTAGE: Hall, sitting/dining room, kitchen, bedroom, bathroom, private garden.

ORCHARD COTTAGE: Sitting/dining room, kitchen, two bedrooms, bathroom, private garden.

THE PIGGERY: Living/dining/kitchen area, bedroom, shower room, private garden.

DORMOUSE: Living room/kitchen, bedroom, shower room, private garden.

THE MILKING PARLOUR: Living room/kitchen, bedroom, shower room, private garden.

SHEPHERD'S CROOK: Living room/kitchen, bedroom, shower room, private garden.

Another commercial opportunity is the stunning Events Barn, which features a beautiful open plan space with vaulted ceilings, a spacious living area with a bar, a brick built smoker and pizza oven, plus a separate kitchen and washroom.

There are also several useful outbuildings in the courtyard.





The Farmhouse - Bathroom



The Farmhouse - Bedroom One



The Farmhouse - Bedroom Two



Orchard Cottage - Garden



The Piggery - Garden

Gardens & Grounds

Hazelhurst Farm sits in beautiful gardens and grounds extending to 5.5 acres, comprising private gardens for all properties, fenced paddocks, a tennis court, a courtyard, and extensive parking.

Services

- Mains electricity and water
- Oil heating is used for The Farmhouse, Cowman's Cottage, and Orchard Cottage
- All other units have air source heat pumps, newly installed in 2019

The Farmhouse

- Council Tax Band: G
- Energy Performance Rating: E

The Cowman's Cottage

- Council Tax Band: B
- Energy Performance Rating:

Orchard Cottage

- Council Tax Band: TBC
- Energy Performance Rating: E

The Milking Parlour

- Council Tax Band: TBC
- Energy Performance Rating: C

Dormouse

- Council Tax Band: TBC
- Energy Performance Rating: C

The Piggery

- Council Tax Band: TBC
- Energy Performance Rating: C

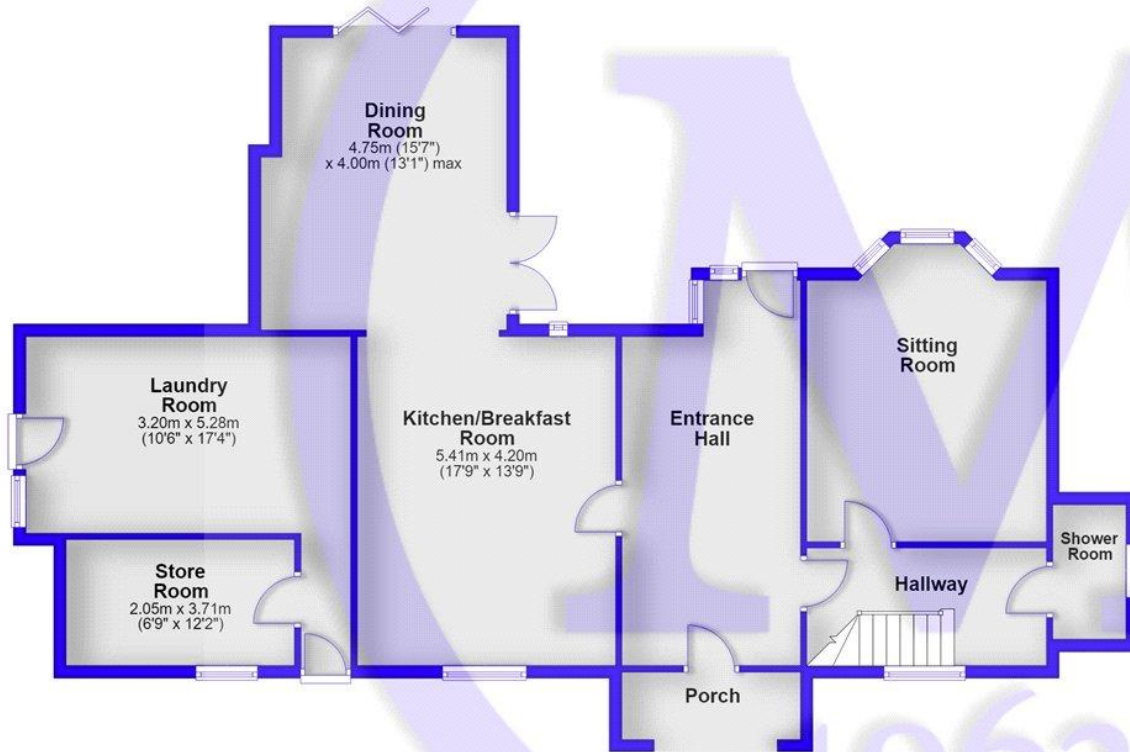
Shepherd's Crook

- Council Tax Band: TBC
- Energy Performance Rating: C

EST.

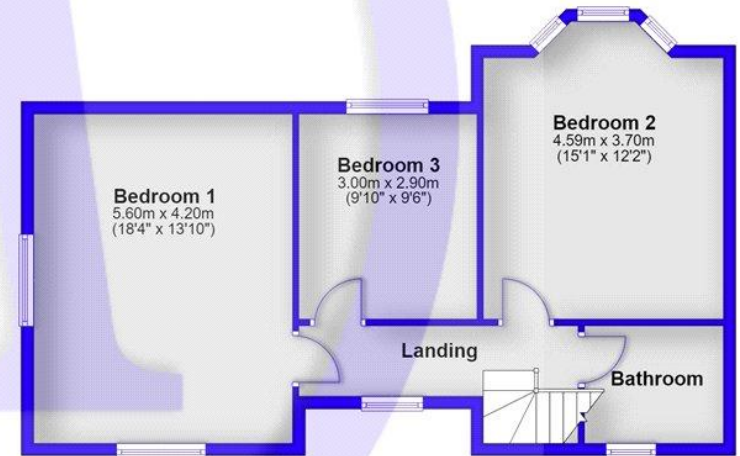
Ground Floor

Approx. 118.6 sq. metres (1277.0 sq. feet)



First Floor

Approx. 62.2 sq. metres (669.2 sq. feet)



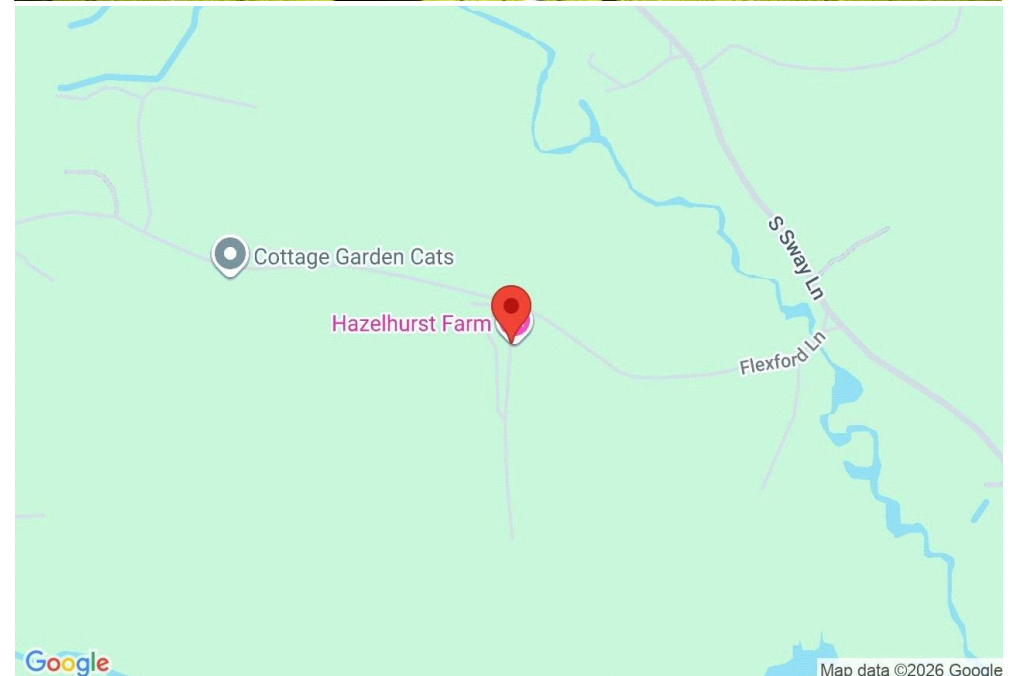
Total area: approx. 180.8 sq. metres (1946.2 sq. feet)

The Farmhouse, Hazelhurst Farm, Flexford Lane, Sway, Lymington



Situation

Sway is a lively village on the edge of New Forest National Park's 92,000 acres of countryside. It offers useful amenities such as a medical centre, two country pubs, an award-winning butcher, a mainline railway station, a large sports ground, and an 'Outstanding' rated primary school. Lymington's historic town and quay, plus Milford on Sea's coast, are close by, with plenty of country walks right outside your door.





Paddocks

Mitchells.uk.com
info@mitchells.uk.com
01425 616411

Centenary Buildings
8-10 Old Milton Road
New Milton
Hampshire
BH25 6DT

Mitchells
1963 — TODAY

