



1 Broadmead Cottage, | Silver Street | Sway | Lymington | Hants | SO41

**WOOLLEY
& WALLIS**



1 Broadmead Cottage
Silver Street, Sway, Lymington, Hampshire SO41 6DG

An unusual opportunity to purchase a three double bedroom cottage with equestrian facilities, approximately 7.50 acres (3.04 ha), and a mixed use yard with an established income stream. Chain Free.

Guide Price: £1,350,000

Kitchen | Dining room | Sitting room |
Ground floor double bedroom with en-suite bathroom | Double bedroom |
Principal bedroom suite with walk through dressing area and en-suite bathroom | Shower room

Equestrian yard with three loose boxes, hay barn, tack room, small field shelter | Yard with large barn and attached storage unit, block of three storage units, stabling for seven, tack room, portacabin | Approximately 7.50 acres (3.04 ha) | Two large area of hardstanding | Driveway parking | Garden | Balcony



PROPERTY DESCRIPTION

OVERVIEW

A three double bedroom cottage of just over 1500 sq ft.

The real attraction of the property is on the outside with approximately 3.00 acres and a yard behind the house, with a further 4.00 acres of stables, a yard and outbuildings to the side.

The property offers exciting opportunities to a potential buyer; to expand the existing equestrian facilities, build upon the existing established income stream or explore potential development opportunities.

ACCOMMODATION

The spacious sitting room has a feature open fireplace that opens into the dining room. There is a large conservatory to the rear of the property opening onto the garden. There is also a well equipped kitchen. At the front of the property there is a spacious double bedroom with en-suite bathroom.

Upstairs there is a fabulous principal bedroom with walk through dressing room, ensuite bathroom and balcony. There is also another double bedroom and a shower room.

In all approximately 142.0 sq m (1528 sq ft) of accommodation.

OUTSIDE

To the front there is a driveway with parking for two cars.

To the rear there is an area of garden.

EQUESTRIAN FACILITIES

To the rear of the house is a stable yard which can be accessed directly from the rear garden or by vehicular access from the gate to the side. The yard has a water tap as well as:

- Three loose boxes
- Hay barn
- Tack room
- Small field shelter

YARD

The yard is the other side of the bridleway and is made up of a large barn with attached storage unit, block of three storage units, stabling for seven, tack room and Portacabin

There are also two large hardstanding yards.

PADDOCKS

There are approximately 7.50 acres (3.04ha) in total. There is 3.00 acres behind the house and 4.50 with the yard the other side of the bridleway.





SITUATION

This unusual property is situated on the outskirts of the village of Sway.

Adjacent to the cottage is a public bridleway, which comes out on Flexford Lane. From here you can ride on the back lanes to the open New Forest.

Sway is a thriving community with a mainline rail connection to London Waterloo, newsagents, restaurant, delicatessen, a pub and a doctors surgery.

The popular Georgian market town of Lymington is about 3 miles away. The town is renowned for its high street, pretty cobbled Quay, sailing heritage and popular marinas offering opportunities to the water enthusiast.

There are many well regarded private and state schools within a short drive, including Sway Primary School, Priestlands Secondary School and Walhampton and Ballard Independent Schools.

The M27 can be accessed at Junction 1 or 2 and links to the M3 affording easy access to Winchester, Basingstoke and London.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 142.0 sq.m. (1528 sq.ft.) approx.

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SERVICES AND COUNCIL TAX

Mains electricity, gas, water and drainage.

Council Tax Band: E

AGENTS NOTE

Please contact us for more information on the existing income generated.

The land and yard are subject to an Overage Clause, details to be provided.

DIRECTIONS

From our offices in Gosport Street proceed out of town on Marsh Lane. At the roundabout take the first exit and after approximately 100m turn right onto Sway Road. Continue past the crossroads at the Wheel Inn and cross over the lattice bridge onto Silver Street. The property can be found approximately 100m on the right marked by a For Sale board.

AGENT'S NOTES

Woolley & Wallis and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property.
2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact.
3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Woolley & Wallis have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
4. These particulars were prepared in April 2024.





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VIEWINGS

All viewings should be by appointment only arranged through our Lymington Office:
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01590 689878 lymington@w-w.co.uk www.w-w.co.uk