



PETTENGELLS
ESTATE AGENTS

Penny Farthing House, Fernhill Lane, New Milton, Hampshire, BH25 5SX
Asking Price £800,000

Penny Farthing House, Fernhill Lane, New Milton, Hampshire, BH25 5SX

- 3000 sq ft approx substantial dwelling
- Many varied potential uses
- House plus annex
- Currently five bedrooms
- Five reception rooms
- Five bathrooms
- Two kitchens
- 0.45 Acre large plot
- Chain free sale
- Lots of parking on extensive driveway





WE ARE PLEASED TO OFFER AS A 'CHAIN FREE' SALE, THIS VERY SPACIOUS DETACHED RESIDENCE SET IN LARGE GARDENS, CONVENIENTLY SITUATED CLOSE TO NEW MILTON TOWN AND STATION, THERE IS A MAIN HOUSE PLUS ANNEX WHICH CURRENTLY OFFER A COMBINED TOTAL OF FIVE RECEPTION ROOMS, FIVE BEDROOMS, TWO KITCHENS AND FIVE BATHROOMS. THE PROPERTY HAS HAD VARIED USES OVER THE YEARS INCLUDING WE UNDERSTAND AS A DENTIST, A RESIDENTIAL CARE HOME AND INBETWEEN THOSE, AS A FAMILY RESIDENCE.

Accommodation: This property is divided into the main house at the front and the potentially independent annex to the rear.

Main house - The entrance hall leads into a downstairs cloakroom and then a large L-shaped living/dining room and then in turn a conservatory which overlooks the rear garden. There is a kitchen/ breakfast/family room and this does have a door leading to the annex. The landing leads to three large bedrooms one of which has an en suite bathroom and there are two further bathrooms on this floor.

Annex - This can be independently accessed from the side. There is an entrance hall leading into a utility room which interconnects with the kitchen in the main house. There is then a reception room which leads into an inner hall. Off here is a bedroom with en suite shower and then further hallway to the rear which also has independent access and off here is a lounge/kitchen, opening out to the rear garden and another bedroom and bathroom. Independent gas central heating system.

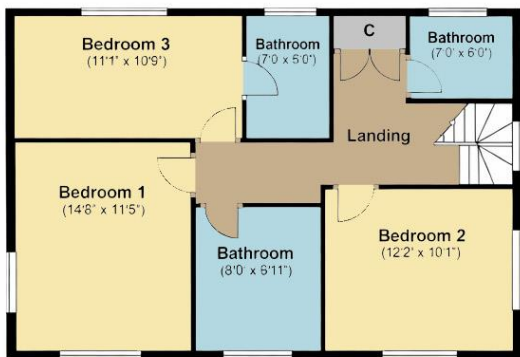
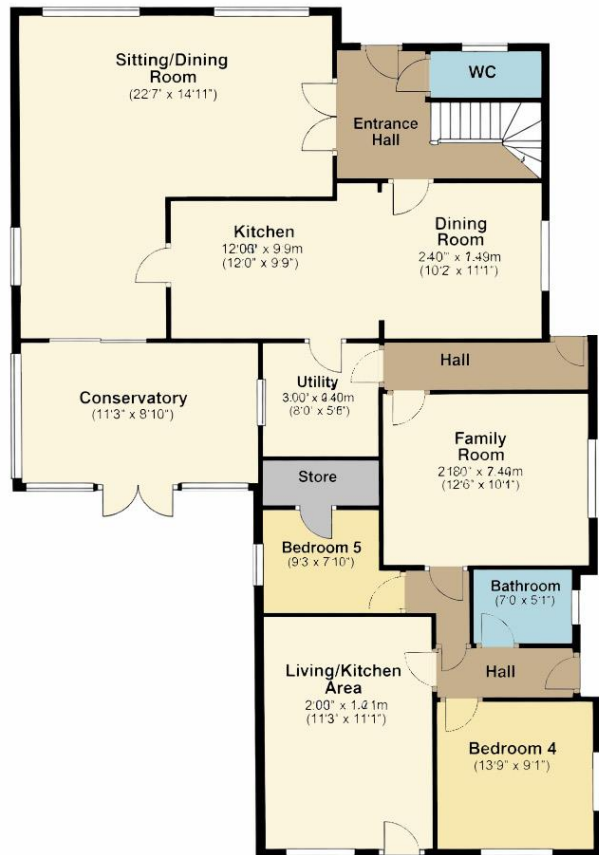
Outside: The dwelling sits on a large plot of approx 0.45 acre. To the front and side is a very extensive tarmacadam driveway giving lots of off-road parking. The rear garden comprises a predominantly a good-sized lawned area. There's also a paved patio and a shed.

Please note: The property is subject to overage provisions until August 2029, if planning permission is granted for any development. The overage is based on 50% of the difference between the base value of the property and its value as enhanced by planning permission.

EPC: C, Council tax band: G, Tenure: Freehold

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Total area approx. 274.5 sq. metres (2952.4 sq. feet)

VERY IMPORTANT, PLEASE READ: There may be omissions in these sales particulars and they do not constitute part of a contract. Floor plans are for representational purposes only and may not be to scale. All measurements including floor area (which may or may not include garage and/or conservatory) are approximate and should not be relied upon. We make no assertion that the property is in good condition or otherwise, nor that any services, appliances or systems are in good working order. Items depicted in photos may not be included. Maintenance/ground rent figures have been supplied by the seller. Maintenance tends to go up every year and there can be extra charges. Ground rent tends to increase periodically. We will endeavour to mention if a property is not of standard construction but we are not always able to establish this. We are not aware of issues affecting the structural integrity of the property or whether there is any asbestos present (including outbuildings). Most properties have restrictive covenants. Please ask us if you would like sight of these prior to offering. Alternatively your solicitor will advise on these during conveyancing. There is general coastal erosion on the Barton coastline. We are not aware of any current planning permissions close to the property that may cause concern but this could be looked into. Potential viewers and purchasers should investigate and/or verify all relevant points and if appropriate, commission experts including surveyor to report before proceeding, and we will assist whenever possible.



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