



Purley Cottage | Chapel Lane | Sway | Lymington | Hants



Purley Cottage
Chapel Lane, Sway, Lymington, Hampshire SO41 6BS

A detached character cottage currently set up as three individual one bedroom holiday lets, but could be converted back into one main residence, with a pretty garden and direct forest access. No forward chain.

Guide Price: £775,000

Character cottage comprising three individual one bed holiday lets |

Gardens |



THE PROPERTY

● OVERVIEW

'Purley Cottage' is a detached character cottage currently set up as three individual one bedroom holiday lets with established rental income and repeat visitors benefiting from a pretty garden and direct forest access.

The property could easily be converted back into a single dwelling, for use as a main residence or lock up and leave.

● ACCOMMODATION

The property has lovely views over the open New Forest and is currently divided into three individual units comprising:

A stylish one bed, one bathroom unit with open planning living accommodation.

A two storey one bedroom character unit, with a hallway, currently used as a study featuring a wood burner. There is a sitting room with a feature fireplace and a kitchen/dining room with doors onto the courtyard garden. Upstairs there is a bedroom and en-suite bathroom.

The third unit is a cleverly designed studio with a vaulted ceiling that maximises the space, with patio doors onto the courtyard garden.

In all approximately 148.4sq.m (1597sq.ft) of accommodation.

● OUTSIDE

There are pretty courtyard gardens to the rear of units 2 and 3 and a lovely garden, mainly laid to lawn with flower beds to the rear of unit 1.





SITUATION

'Purley Cottage' is ideally situated on the outskirts of the village of Sway, within the New Forest National Park, benefiting from direct forest access.

The thriving community has 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 four 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.

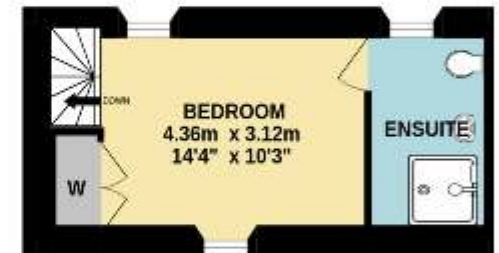
The M27 can be accessed at Junction 1 or 2 and links to the M3 affording easy access to Winchester, Basingstoke and London.



GROUND FLOOR
125.3 sq.m. (1349 sq.ft.) approx.



1ST FLOOR
23.0 sq.m. (248 sq.ft.) approx.



LITTLE PURLEY COTTAGE

TOTAL FLOOR AREA : 148.4 sq.m. (1597 sq.ft.) approx.

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SERVICES

Tenure: Freehold

Utilities: Mains electricity, gas and water.

The drainage for the central and western ends of Purley Cottage is via a septic tank in the cottage garden. The drainage for the eastern section is via a treatment plant in the drive of Little Purley Farm.

There are two independent banks of 16 solar panels (circa 3.8kw each set) sited in the gravel yard. One bank serves Purley Cottage the other bank serves Little Purley Farm and the stables.

Heating: gas central heating

Council Tax Band: F

EPC: C - Current 75 Potential 79

Broadband: There is fibre to the site but it has not yet been connected to the cottage. The bandwidth options are from 250mbps upwards depending on the package selected.

Purley Cottage is divided into three elements.

The East end is brick and block under slate tiles, solid insulated floor with underfloor heating. The extension was done circa 2010.

The West end is similar in construction and age.

The central section is cob dating from circa 1750. This section was completely gutted including the first floor beams and the ground floor in 2010. The floor was dug out and a new pad with underfloor heating was installed. The flat roof rear extension to the central section is lead finished and dates to 2010. All units are served from a central plant room.

DIRECTIONS

From our office in Gosport Street proceed out of Lymington on Marsh Lane. At the roundabout take the first exit and after a short distance right onto Sway Road. Proceed along Sway Road until you come to the crossroads by the Wheel Inn and turn right onto Pitmore Lane. Continue along Pitmore Lane for approximately a mile and before you reach the allotments turn left onto Chapel Road. The property will be found opposite the open forest on the left hand side.

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 created in June 2026.





VIEWINGS

All viewings should be by appointment only arranged through our Lymington Office:
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