



2 Squirrels Cottages Poles Lane Lymington

£3,500 PCM

A beautifully renovated, wisteria-clad 3 bedroom cottage in Lymington, a moments walk to the sea and within easy walking distance of the High Street, the harbour, the yacht clubs and the marinas, with the New Forest on the doorstep. Set behind electric gates with ample parking, a large mature garden, and a garage with adjoining workshop. Holding deposit: £807 Security deposit: £4038 Council tax band: E



• Wisteria-clad cottage close to the water • Easy walk to Lymington High Street, harbour and marinas, on the edge of the New Forest • Boot room and downstairs cloakroom/utility • Electric gates and ample parking • Large mature garden with alfresco terrace • Open-plan sitting, dining and kitchen • AGA kitchen with island and wine cooler • Double-sided woodburner • Principal bedroom with dressing area and ensuite • Garage with workshop

Arriving through electric gates, you are greeted by a wisteria-clad cottage set within a large garden lined with mature trees. The ground floor is open plan: the sitting room flows into the dining room and on into the kitchen, creating one bright, sociable space, with doors from the sitting room opening onto the garden. A double-sided woodburner warms both the sitting and dining areas. The kitchen/breakfast room has a central island, Shaker-style cabinetry, an AGA, an American-style fridge freezer, integrated dishwasher and a wine cooler. A boot room and a downstairs cloakroom with utility space (washing machine and tumble dryer) complete the ground floor.

Upstairs, the principal bedroom has fitted wardrobes forming a dressing area and a luxurious en suite. Two further double bedrooms are served by a stylish main bathroom.

Outside, the property includes a garage with adjoining workshop, providing excellent storage or hobby space. The generous garden, mostly laid to lawn with mature trees lining the borders for privacy. A patio area outside the kitchen offers the perfect spot for alfresco dining and entertaining.

The property's construction is brick and slate roof.

The property has mains gas central heating, an electricity supply, mains water and a waste pump station.

The broadband and mobile availability can be checked via the Ofcom's "broadband and mobile coverage checker" on their website.

To be eligible to rent this property, as a tenant you must be able to demonstrate a minimum annual income of £105,000. Any application will be subject to satisfactory credit checks, assessment of existing financial commitments, and landlord references. If you have any concerns regarding these requirements, or believe you may be unable to meet them, please let us know before arranging a viewing of the property.

Please be aware that for non-Housing Act tenancies, such as company lets, referencing and tenancy agreement fees remain applicable and are payable by the tenant in line with our Tenant Scale of Charges. Full details can be found on our website via the link below:

<https://spencersproperty.co.uk/letting-spencers/>

ADDITIONAL INFORMATION

Council Tax Band: E

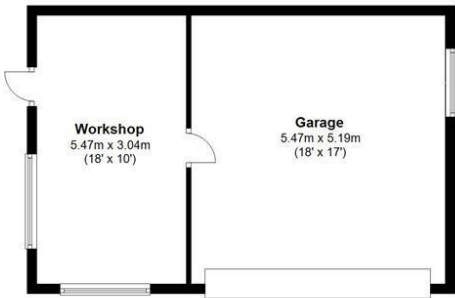
Furnishing Type: Unfurnished

Security Deposit: £4,038

Available From: 2nd November 2026



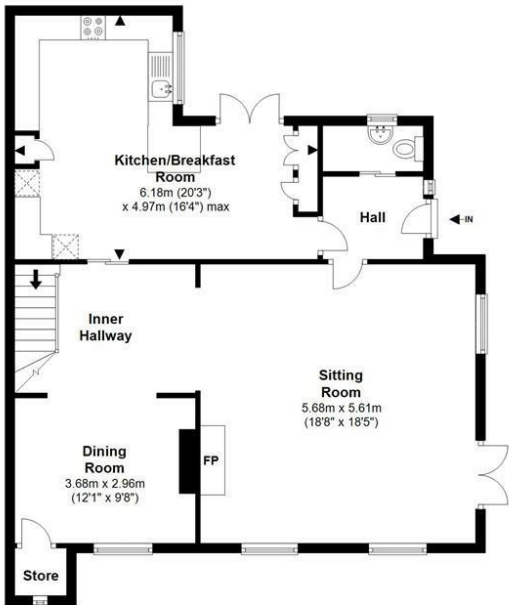
Ground Floor



Approx Gross Internal Area: 156.0 sqm / 1679.6 sqft

Outbuilding (not in correct orientation): 45.0 sqm / 485.5 sqft

Total Approx Gross Area: 201.0 sqm / 2165.0 sqft



First Floor

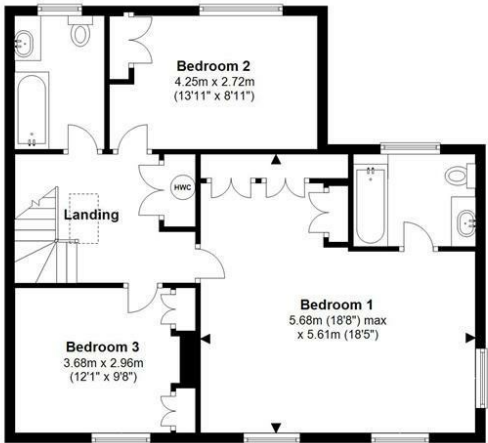
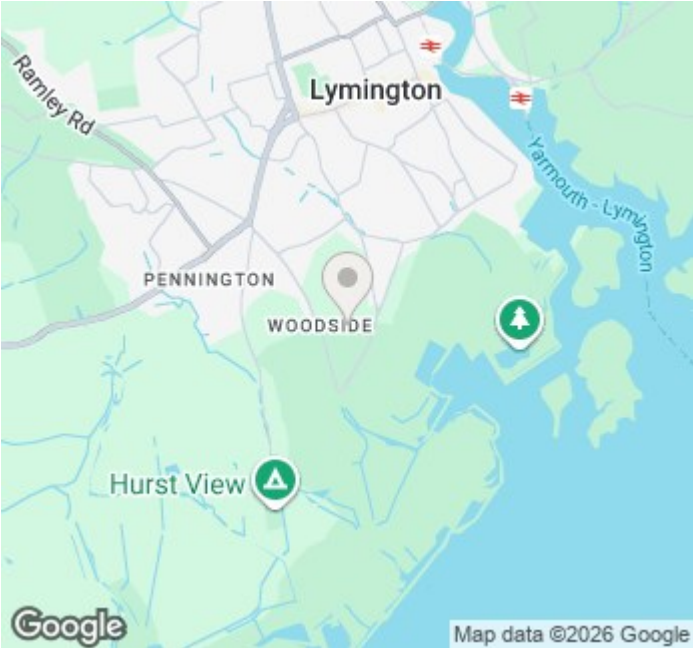


Illustration for identification purposes only; measurements are approximate, not to scale.EPC New Forest
Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



SPENCERS

LETTINGS

ABOUT US

As the leading independent letting agency in the New Forest and surrounding areas, Spencers offers tenants a friendly, reliable and highly knowledgeable service. With offices across the region, including Lymington, Highcliffe, Brockenhurst, Burley, Ringwood, and Romsey, our local teams are here to help you find the right home and support you throughout your tenancy.

Our lettings teams live and work within the Forest and its nearby towns. This means you benefit from genuine local insight from nearby schools and transport links to community life and coastal or countryside surroundings.

We work closely with our landlords and manage a wide range of homes across the Forest and surrounding towns. We have memberships with Safe Agent, the Property Ombudsmen, and the Tenancy Deposit Scheme (TDS) ensuring your tenancy is handled professionally, transparently and with your best interests in mind.

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