



WATERSIDE HOUSE
BOULDNOR ROAD, YARMOUTH, ISLE OF WIGHT



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A SUBSTANTIAL PERIOD COASTAL PROPERTY OFFERING EXTENSIVE ACCOMMODATION WITH MAGNIFICENT SEA VIEWS FROM THE FRONT OF THE PROPERTY OVER THE WESTERN SOLENT TO THE NEW FOREST SHORELINE AND WIDE RANGING VIEWS TO THE SOUTH OVER THE WATER MEADOWS, RIVER YAR AND DOWNLAND FROM THE REAR OF THE PROPERTY.

The Property - entrance hall, 4 reception rooms, kitchen, conservatory, 5 double bedrooms (3 en suite), family bathroom, balconies, garden room/ studio annexe.

The Exterior - waterside garden overlooking the Solent with viewing platform, large South facing rear garden reaching down to water meadows, with 2 decked areas and viewing platform. Driveway providing ample parking.



Waterside House is a unique Victorian marine villa situated on the coast road in Yarmouth, a 2 minute drive from the Harbour or a short stroll up the picturesque old High Street and along the sea wall. Built circa 1865 as a gentleman's retreat, the property exudes period charm and coastal calm, retaining many original features- high ceilings, large windows, stripped back wooden floors, Victorian fireplaces, wood panelling. A flexibly designed family home, the property has been extensively and sympathetically upgraded in recent

years. It enjoys panoramic views of the Solent from all of the rooms at the front and east side of the house. With a private waterside garden on the seaward side of the property from which to enjoy sailing, kayaking, paddle boarding or for the less adventurous, fishing, prawning and crabbing, it is a coastal delight. There is potential for a landing stage, mooring rights and boat house (subject to planning consent). From the rooms at the rear of the property there are uninterrupted views over the water meadows, River Yar and downland beyond and a wealth of wildlife to watch, including



the endangered red squirrels. The Yar Estuary is a short distance by foot or cycle from Waterside House and connects to many miles of picturesque paths and tracks through the West Wight. The general location is designated an Area of Outstanding Natural Beauty, and the water meadows are of Special Scientific Interest.

Yarmouth itself is a bustling historic harbour town where there are a range of interesting individual shops, restaurants, cafes and pubs. There is a sailing club and a yacht club the latter of which stages several well-known regattas throughout the year. On the western side of the harbour there are sand dunes and a sandy beach to enjoy, reached by harbour taxi. There is also a country club with leisure facilities on the outskirts of the town.

The accommodation provides:

ENTRANCE HALL: Arched window with sea view. Wood panelling. Original front door.

CLOAKROOM: Victorian style high level WC, and wash basin.

SITTING ROOM: Original large bay window area with built in seating providing excellent sea views. Victorian style gas fireplace with decorative tile surround. Built in floor to ceiling cupboards either side of fireplace. Stripped back original wooden floorboards.

LOUNGE: Log burner fireplace with oak mantel piece. Low built in cupboard. Stripped back original wooden floorboards. Wood panelled ceiling. Original glazed doors to conservatory.

DINING ROOM: Original large sash windows and side panels providing excellent sea views. Stripped back original wooden floorboards. Wood panelled ceiling. Glazed French doors through to:

STUDY: Large double glazed sash style window to side with sea views. Stripped back original wooden floorboards. Wood panelled ceiling. Built in cupboard. Door to hall. Door to kitchen:

KITCHEN: A high quality, contemporary modern fitted kitchen encompassing an Aga, together with a gas hob, electric oven. Secondary staircase off, stable door to outside, glazed door to utility:

UTILITY: Sink and base unit. Shelving and built in high level storage cupboard. Plumbing for washing machine and tumble drier. Glazed door to conservatory:





CONSERVATORY: Double glazed of wooden construction circa 2004. With a wide bay and two sets of French doors opening onto a raised decking area and the large south facing garden. Glazed doors to Lounge.

FIRST FLOOR:

LANDING: Original French doors to tiled balcony with built in bench seating, providing panoramic views of The Solent.

BEDROOM 1: Original large sash window and side panels, with window seat and extensive sea views. Original fireplace and marble surround. Built in wardrobe. Shower room en suite. Painted wooden floorboards. Wood panelled ceiling.

BEDROOM 2: Original large sash window and side panels, with window seat and extensive sea views. Shower room en suite. Stripped back wooden floorboards. Wood panelled ceiling.

BEDROOM 3: Large double glazed sash style window with far reaching views to the South over the garden, water meadows, River Yar and downland. Original fireplace and surround. Built in wardrobe. Shelving. Painted wooden floorboard. Wood panelled ceiling. Hatch to attic with sliding ladder. Shower room en suite. Built in cupboard housing Worcester combi boiler.

BEDROOM 4: Large double glazed sash style window with window seat and views to the Eastern Solent and Southampton. Original fireplace. Built in cupboard. Shelving. Painted original wooden flooring. Wood panelled ceiling. Hatch to attic with sliding ladder. Door to and steps down to family bathroom:

BATHROOM: Large bathroom with built in cupboards housing immersion heater. Double glazed window with sea views to the East. Door to secondary landing:

SECONDARY LANDING: Double glazed window with views over the garden and beyond. Stairs to kitchen and to Bedroom 5.

BEDROOM 5: Dual aspect with views over both the Solent and the stunning landscape behind the house. Built in wardrobe. Stripped back original wooden floorboards. Wood panelled wall and ceiling.

OUTSIDE

GARDEN ROOM/STUDIO ANNEXE

Double glazed and insulated of wooden construction circa 2001. Opening onto decked area and covered balcony overlooking the garden and landscape beyond. Currently used a studio bedroom with small kitchen area and en suite shower room.

The waterside garden is situated on the opposite side of the Bouldnor Road. The garden is private and has been landscaped. Access to the sea is through the five bar gate at the bottom of the garden and it is easy to launch dinghies, kayaks, wind surfers and paddle boards from there. At the top of the garden there is a screened viewing platform to watch the yacht racing and the sunsets and space to BBQ. There is potential to apply for a landing stage and mooring off from the relevant authorities and space to build a boat house or beach hut if required.

The large south facing garden runs down to the water meadows and is laid mainly to lawn with some borders, fruit trees and mature trees. At the bottom of the garden there is a decked seating and BBQ area together with a viewing platform.

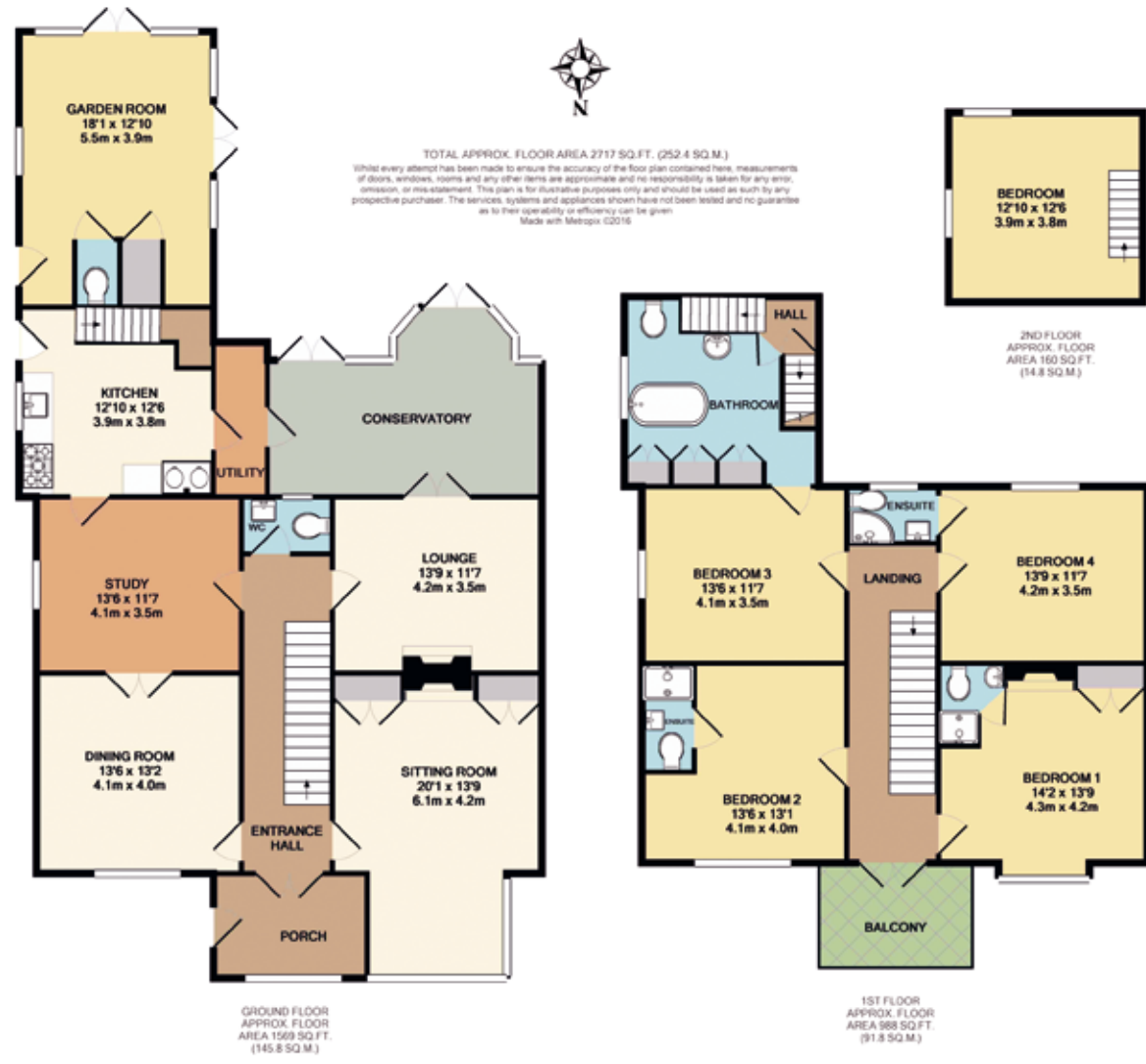
The driveway provides ample parking for 5 cars and there is a wide side access area leading down to a large garden shed and the main garden.

SERVICES

Mains water, electric, gas and drainage. Gas fired boiler and central heating. Oil fired Aga.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
			78



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