



BREEZES
YARMOUTH, ISLE OF WIGHT

spence
willard

BREEZES

**MAIN ROAD, BOULDNOR,
YARMOUTH, ISLE OF WIGHT,
PO41 0UR**

**AN OUTSTANDING EXAMPLE OF A
SUBSTANTIAL, IMMACULATE AND
TOTALLY REFURBISHED NEW ENGLAND
STYLE HOUSE, WITH COMMANDING
VIEWS ACROSS THE SOLENT TO THE
MAINLAND, ALL SET IN ATTRACTIVE
GARDENS.**

Breezes has recently been the subject of a thoroughly extensive refurbishment programme which included the conversion of the roof space which created two further bedrooms and a bathroom, new roof, remodelled façade and major reconfiguration throughout.

The property provides very well laid out, spacious and flexible accommodation which would be well suited to either a permanent family home, or for holiday use. High ceilings and Large rooms - most of which enjoy fabulous sea views and makes this property wonderfully light and airy. Breezes is a brick-built house finished with a modern composite weather board cladding and plenty of large windows.



New Brushed steel and glass balconies, sash windows and set over three levels ensure this is an imposing and contemporary property with a good mix of traditional looks. A detached garage is located to the side of the property which has the benefit of a fully equipped utility room to the rear. There is ample space for car parking in-front and to the side of the house.

One of the main features of the property is its light and space with views across the Solent which are constantly changing with regular yacht racing taking place right in front of the house and cruise ships and navy ships passing by.

A stunning south facing rear decked terrace leads down to a newly laid and professionally landscaped secluded garden. To the front of Bouldnor Road the property has a separate maritime garden (held on a licence from the Council) which extends to within a few feet of the water's edge – a perfect space to have a barbeque, store and launch boats from or indeed enjoy a swim from (a public slipway is located about 100m to the east).

Breezes is well located on the edge of Yarmouth and within 10 minutes walking distance to the town centre with facilities such as shops, pubs and restaurants as well as the attractive historic Harbour and regular ferry services to Lymington.



GROUND FLOOR ACCOMMODATION

ENTRANCE HALLWAY

Part glazed bespoke door leading through to an impressive and spacious hall and staircase to first floor. Large under stair cupboards. Doors leading off to:

KITCHEN

A good-sized south facing room with a newly fitted kitchen and an extensive range of floor and wall units. There is a built-in dishwasher, full size fridge and separate full sized freezer, boiling tap providing filtered hot and cold water. A range cooker with seven burners and four ovens with a bespoke hood above has been fitted. Amtico flooring throughout and French doors leading to the south facing raised deck. Side door leading out to garage and utility room. Dining area with access to:-

CONSERVATORY

An excellent south facing addition to the house with boarded flooring, radiators and remote-controlled blinds, perfect for entertaining. Doors to raised decking.

CLOAKROOM

Wash hand basin, WC, shelf and storage over.

STUDY/BEDROOM 5

East facing bay window.

DINING ROOM

An impressive formal room with good views and attractive dado rails.

SITTING ROOM/SNUG

Another striking room with an a newly constructed flush chimney with gas fired burner set in brick faced fireplace with wooden surround.

FIRST FLOOR ACCOMMODATION

LANDING

Providing a roomy focal point to the first floor with access to bedrooms and reception room. A large south facing window above the stairs floods the landing with light and the bespoke second floor staircase being a major new feature.

FAMILY BATHROOM

Situated on the mezzanine level with a bath, showerhead, double sized shower with rain and hand-held head, large vanity basin with mirror, lights and shelving. WC with shelving above and a built in linen cupboard. Access to large loft.





MASTER BEDROOM

A truly stunning master bedroom suite with fabulous views of the Solent. Dado rails, and two fitted wardrobes with lighting have been fitted. West facing **EN-SUITE** with oval bath, twin basins, storage cupboards, WC and heated towel rail.



BEDROOM 3

East facing double bedroom with sea views to the side.

DRAWING ROOM

A magnificent room offering elevated, panoramic views over the Solent with the New Forest National Park coastline beyond. Access to a covered balcony. Log burner set in the fireplace with wooden surround.



SECOND FLOOR ACCOMMODATION

The impressive top floor to the house, having just been converted, offers significant additional internal floor space. A spacious hallway and access to a linen cupboard. Access to second loft.

BEDROOM 4

Good sized double bedroom with large dormer windows allowing for fine Solent views. Skylight, south facing velux window.

BEDROOM 2

Good sized double bedroom with large dormer windows allowing for fine Solent views. South facing velux windows.

SHOWER ROOM

With contemporary suite comprising shower, wash hand basin and WC. Heated towel rail.

OUTSIDE

Breezes is set in grounds extending to approximately 0.25 acre with a large gravelled parking area to the front and lawns to the side and rear. A detached garage is located on the west side of the house and has power, light, a window and good space for a workshop area.

A newly fitted utility/laundry room is located at the south end with a south facing window and is readily accessible from the kitchen side door. There is a sink unit, space for washing machine and tumble dryer and a door to the garage.

The garden was completely re-landscaped approximately two years ago. There is a raised deck with steps to the garden level, lawns, borders, attractive summer house, shed and a newly paved patio. To the side is a terrace with synthetic grass – currently being used as a children's play area.

In addition to this, there is a garden on the opposite side of Bouldnor Road, held on licence from the local Council which leads to within a few feet of the foreshore. Steps leading down to the shoreline. There is a raised deck and garden seat.

SERVICES

The property has mains water, gas, and drainage. A modern gas fired pressurised hot water system serves the property and gas central fired heating is found throughout.

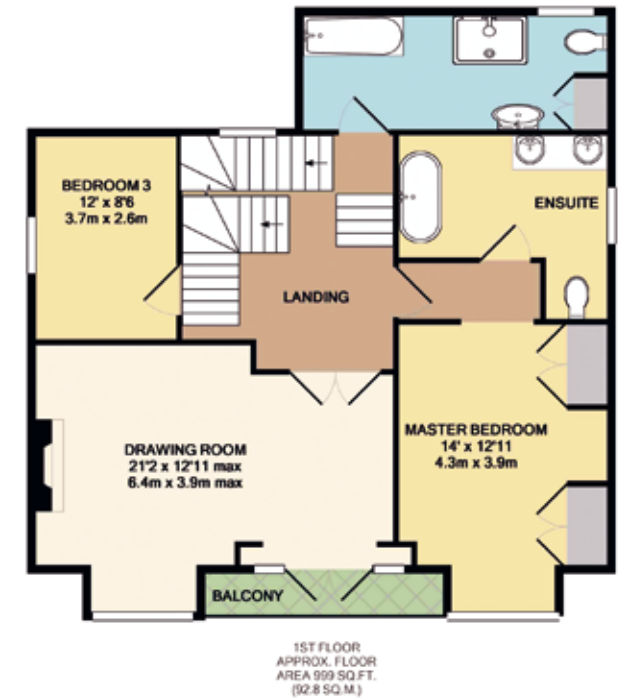
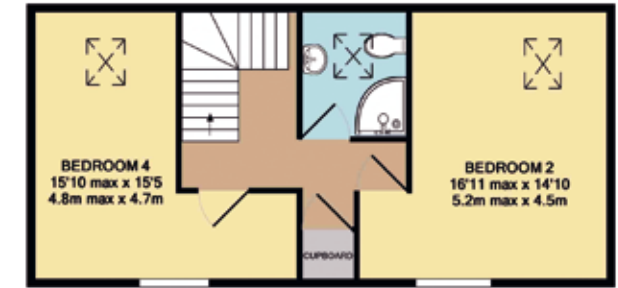
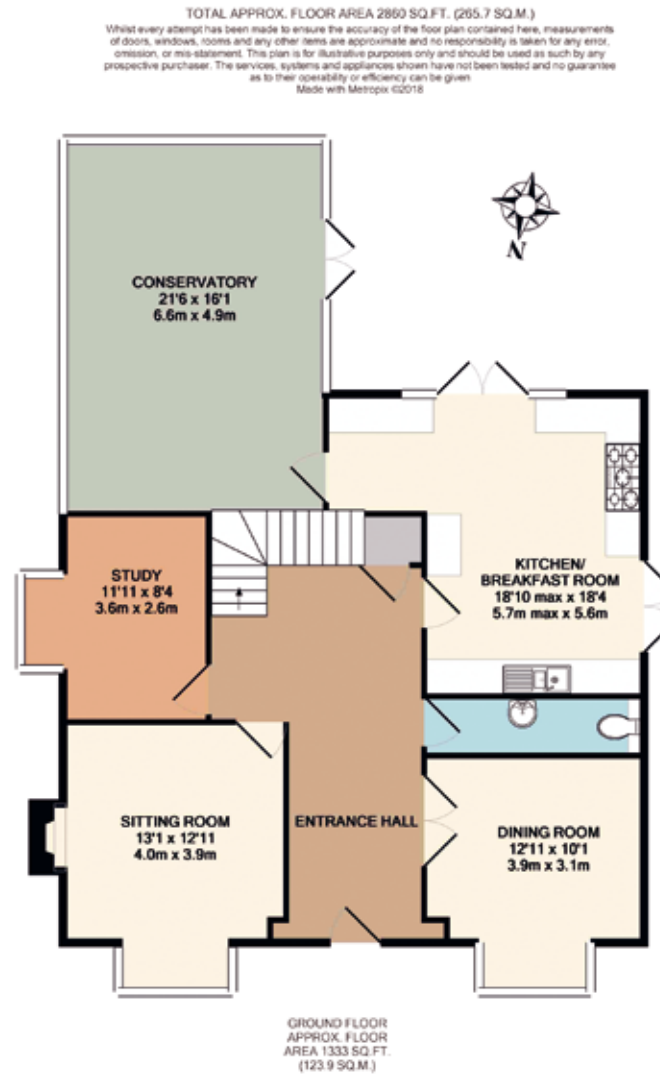
TENURE

The house and garden are Freehold. Shoreside garden is leasehold held from the Isle of Wight Council.

VIEWINGS

All viewings will be strictly by prior arrangement with the sole selling agents Spence Willard.





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