



**WOODPECKERS**  
WESTHILL ROAD, SHANKLIN, ISLE OF WIGHT





# WOODPECKERS

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ISLE OF WIGHT

**A SUPERBLY PRESENTED MODERN DETACHED FAMILY HOME WITH A RANGE OF OUT-BUILDINGS AND A SELF-CONTAINED B&B LODGE.**

Woodpeckers is a particularly well-appointed four/five bedroom house set within immaculate gardens with views over Shanklin Cricket Ground and beyond to St Martin's Down. The property has been extensively refurbished throughout to a high level of detail and quality with brickwork and clad exterior beneath a tiled roof as well as UPVC double glazed sash windows and underfloor heating. The interior boasts a fabulous open-plan kitchen/dining and family room, orangery with bi-fold doors overlooking the garden. In its current arrangement the property provides comfortable family living accommodation with the added benefit of converted outbuildings within a former Victorian greenhouse to be commercially let as a Bed & Breakfast or holiday let where there is ample dining space in the orangery and parking available to support this. There is capacity for



further development of the outbuildings to increase letting income or provide ancillary accommodation to the main house. Pretty and well-maintained gardens surround the property and offer outdoor dining and entertaining space with splendid views and a southerly aspect.

Woodpeckers is situated in a semi-rural spot with views to the rear over the surrounding countryside, and of St Martin's Down to the West and Shanklin Down to the South. A short walk is the nearby Shanklin Old Village centre which has a range of shops, restaurants and a sandy beach as well as train connections to Ryde where there are Hi-speed (approximately 20mins) transport links to the mainland.

## ACCOMMODATION

### GROUND FLOOR

Entrance Partially glazed timber door beneath a columned storm porch.

**ENTRANCE HALLWAY** A substantial hallway with tiled marble floor, walk in cloak room and W.C.

**SITTING ROOM** A tucked away and well-proportioned dual aspect room with sash windows and gas fire.

**UTILITY ROOM** Accessed from a rear corridor with side door the utility room provides an excellent administration space for the holiday lets with wash basin and worktop space above. With space and plumbing for a washing machine / tumble drier, the utility room also houses electric consumer unit, wall mounted Vaillant gas fired condensing boiler and pressurised water cylinder.

**STUDY** Velux window and tiled floor.

**OPEN PLAN KITCHEN / FAMILY ROOM** A superb light triple aspect space with garden outlook. The kitchen is well-appointed with integrated Bosch appliances to include fan and steam ovens, microwave and dishwasher as well space and plumbing for an American style fridge/freezer. Beautifully finished with black granite worktops and a large kitchen island and separate breakfast bar. Open to the kitchen is a family room with wall mounted television point, live flame effect electric fire and large bay window offering space and plenty of light for a dining table.











**ORANGERY** A fantastic addition which provides further dining and seating area with garden outlook and two full sized sets of bi-folding doors and a large roof lantern with automated windows.

#### **FIRST FLOOR**

The first floor comprises three generous double bedrooms, two of which have built in wardrobe storage and en-suite shower rooms, the third having a large dressing room/study area which could be easily separated to form an additional bedroom. The master bedroom is particularly spacious with

dual aspect sash windows and a large en-suite with twin wash basins and underfloor heating. The third bedroom is large room with walk in dressing room. A family bathroom includes a bath with shower over, bidet and vanity unit wash basin, heated towel rail and W.C. Loft access from the first floor landing.

**THE LODGE** The lodge provides one bedroom guest or ancillary accommodation space to the main house with en-suite shower room and a small garden to the front, it has been used as B&B and performs very well with many repeat visitors.

**OUTBUILDINGS** The remainder of the former Victorian greenhouse is divided into a store room, a studio, a large garage with workshop with vaulted ceiling, open-fronted carport and a sunroom in its current arrangement but could easily be developed to provide further accommodation or office space.



### OUTSIDE

The property sits centrally within its elevated plot and enjoys a splendid view over surrounding countryside. The gardens are largely laid to lawn with well-tended shrub borders and box hedging interspersed with versatile patio terrace and bordered by a well-established Laurel hedge.

### SERVICES

Mains electricity, water and drainage. Heating is provided via gas fired Vaillant boiler and pressurised water cylinder and delivered via radiator. There is underfloor heating in the kitchen, living area, hallway, orangery and bathrooms. The lodge is heated by wall mounted electric heaters and is separately metered.

**TENURE** Freehold

### DIRECTIONS

Heading south from Newport on the A3020 towards Godshill pass through the villages of Blackwater, Rookley approximately 6 miles and pass through the village of Godshill across a mini roundabout continue straight on. After crossing over a humped railway bridge, the road will become Victoria Avenue and after approximately 0.5 of a mile, turn right onto Westhill Road, Woodpeckers is clearly signposted and can be found just after you pass the cricket ground on the left hand side.

**POSTCODE** PO37 6PT

### VIEWINGS

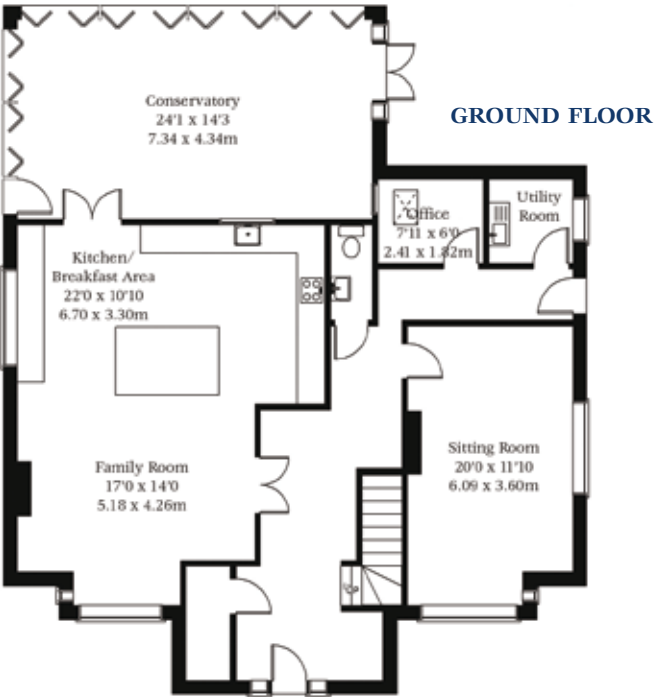
Strictly by prior arrangement with the sole selling agents Spence Willard.



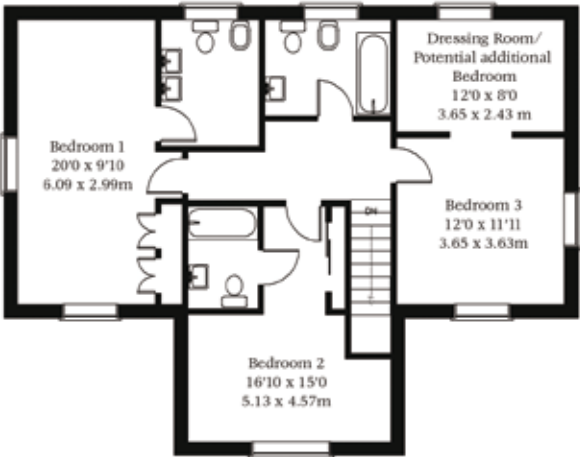
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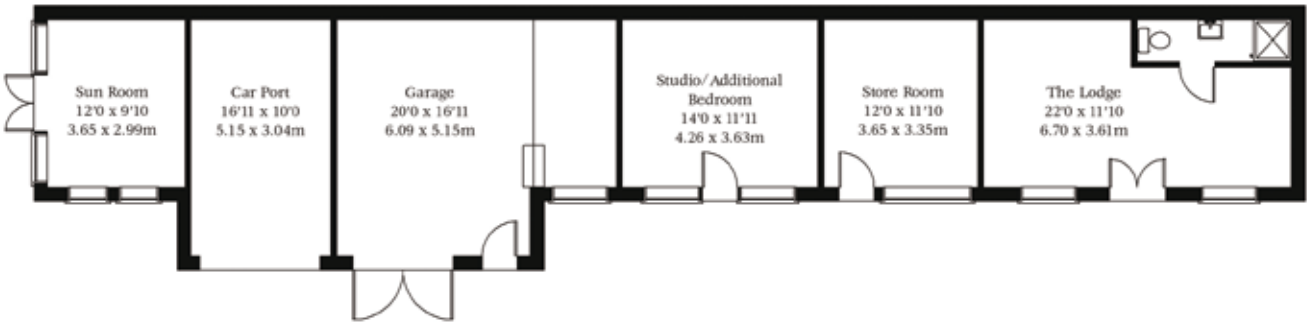
Approximate gross internal area: 2,518 sq ft / 234 sq m



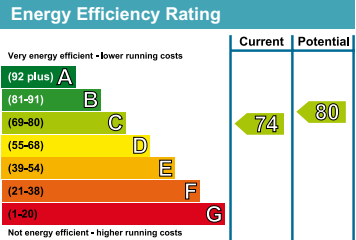
FIRST FLOOR



OUTBUILDINGS AND LODGE



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