

# THE PALMS

Main Road, Whiteley Bank, Isle of Wight



COUNTRYHOMES

— Hose Rhodes Dickson —







# THE PALMS

Main Road, Whiteley Bank, Isle of Wight, PO38 3AH

Shanklin 2.5 miles, Ventnor 3 miles, Newport 7.5 miles, Ryde 8.5 miles, Cowes 12.3 miles, Fishbourne 9 miles, (all approximate distances)

A superb imposing home situated in a rural location within the rolling countryside of South Wight and enjoying far reaching rural views. The Palms has been completely refurbished to an extremely high standard and at approx 4000 sq foot this substantial home offers excellent light and spacious accommodation for a large family or for those enjoying entertaining. Flooded by natural light a large family area contains breakfast room, kitchen and dining hall at the heart of this home which open through to a sitting area and on the Ground Floor three double bedrooms, two with en-suites. A galleried landing provides a large seating area and leads to a substantial living room from which you can throw the doors open to both balconies and enjoy stunning far reaching rural views. Across the landing are two further double bedrooms, one with en-suite and a family bathroom. A detached 3 bedroom annexe across the driveway provides an excellent separate living unit with integral double garage. Whiteley Bank is ideally located approx halfway between the villages of Godshell and Wroxall and the Coastal town of Shanklin. It is a superb location for rural pursuits with the amenities of the town only 10 minutes away. A rail link from Shanklin leads to Ryde and provides onward links to the mainland.

A large brick paver driveway which provides ample parking and turning and leads to The Palms. Glazed doors lead into

**PORCH** Glazed double doors lead into;

**HALLWAY** Tiled flooring. Glazed double doors to dining hall. Doors off to:

**SITTING ROOM** Wooden flooring and window to garden. Large feature fire surround.

**CLOAKROOM** WC. Basin into vanity unit, mirror and light. Tiled walls and floor. Heated towel rail radiator.

Glazed double doors open into:

**DINING HALL** A stunning room with triple storey glazed wall with double doors out to the garden. Wooden stairs leading up to a galleried landing with Vaulted ceiling, flooding the room with natural light and providing a large entertaining space. Tiled floor throughout. Open to:

**KITCHEN** A large room with contemporary white units and granite work surfaces over. Inset ceramic sink into matching island unit. Belling gas range cooker with extractor hood over, with double gas oven, grill and warming oven and 7 burner gas hob. Integral BOSCH microwave, integral dishwasher, integral full height fridge and freezer. Door to utility room. Open through to:

**BREAKFAST ROOM** A light room with glazed double doors opening onto the paved terrace. Room for a large table. Tiled floor.

**UTILITY ROOM** Door from Kitchen and door leading to paved terrace. Matching units to Kitchen. Inset sink unit. Integral washing machine and tumble drier. Large cupboard. Additional cupboard housing Vaillant gas combination boiler and pressurised hot water tanks.

Door from dining hall to

**REAR HALLWAY** with storage cupboard. Doors off to:

**BEDROOM 3** A large double dual aspect room with large walk-in wardrobe and **EN-SUITE BATHROOM** fitted with WC, shower, basin, bath with shower attachment. Tiled floor and partially tiled walls. Extractor fan. Heated towel rail radiator.

**BEDROOM 4** A double room with glazed doors open onto the paved terrace and out to rear garden. Large fitted wardrobes. Door to **EN-SUITE SHOWER ROOM** WC, basin in vanity unit, shower, heated towel rail radiator.

**BEDROOM 5** A double bedroom with window to the garden.

**REAR CLOAKROOM** WC, basin. Mirror. Fully tiled walls and tiled floor. Heated towel rail radiator.

Wood balustrade stairs lead to a large galleried landing which has more than enough space for a sitting area or study. Glazed doors opening on to a sheltered balcony. Glazed sliding doors open into:

**LIVING ROOM** An immense light room with fully glazed walls to either side, giving stunning views across to the Appuldurcombe monument and Ventnor Downs to the south and across farmland to the Arreton Valley to the north. This room has glazed double doors opening on a balcony to the front and a decked sheltered balcony to the rear. Wooden flooring. This room doubles as a large entertaining space and a cinema room as a large screen can be lowered from the ceiling.

Across the landing a door leads to:

**REAR LANDING** with a loft hatch and doors leading off to:

**BEDROOM 1** A large light double bedroom with velux windows. Large fitted mirrored wardrobes. Under eaves storage.

**FAMILY BATHROOM** A beautifully fitted room. Freestanding bath with mixer tap and personal shower attachment, ceramic twin basins on a wooden storage unit. WC. Shower with drench head and personal attachment. Heated towel rail radiator. Fully tiled walls and floors. Extractor fan. Storage cupboard.

**BEDROOM 2** A double bedroom with glazed doors opening onto a sheltered balcony. **ENSUITE SHOWER ROOM** WC. Basin in to vanity unit and Shower. Heated towel rail radiator. Extractor fan.

## THE CLOCK HOUSE

Located across the driveway and linked by a covered walkway to The Palms. The Clock House provides detached 3 bedroom accommodation. The ground floor has a good size kitchen / breakfast room with a sitting room to the rear and a family shower room. Bedroom 3 leads to the first floor. There are 2 further bedrooms on the first floor and a bath room. The Clock House was

formally arranged as two 1 bedroom flats, if this arrangement was preferable the pipework etc for a first floor kitchen are all still in place behind walls and floors. Attached is a Double Garage with electric doors and a door to the rear. The garden has power, heating and water and drainage connected.

## OUTSIDE

The Palms stands in an elevated position at the top of a large sweeping brick driveway which provides a large turning circle and ample parking. Overlooking its lawned gardens which surround the house to the rear of the house is a large paved terrace ideal for outside entertaining and a lit covered walkway to the back door of The Clock House. A Garden House to the rear of the lawns provides a pool table room. Views out across the farmland to the rear.

## COUNCIL TAX BAND

**THE PALMS** Band G

**THE CLOCK HOUSE** Band A

## EPC

**THE PALMS** C

**THE CLOCK HOUSE** C

**TENURE** Freehold

**SERVICES** Mains Electric, Gas, Water and Drainage.

**HEATING** A gas combination boiler located in a cupboard in the Utility Room provides heating via radiators and hot water.

The house is fitted throughout with integral ceiling speakers, which can be controlled by zone.

The Clock House has its own gas boiler located on the ground floor.

## AGENTS NOTES

Our description of any appliances and/or services (including any central heating system) should not be taken as any guarantee that these are in working order. None of these statements contained in these particulars as to the property are to be relied on as statements of fact. These particulars do not form part of any contract. Especially if travelling long distances, if there is any point of particular importance, please contact Hose Rhodes Dickson who will be pleased to clarify the information. Floor plans are schematic and are for guidance only. Measurements are approximate. The red outline is a indicative guide for illustrative purpose only. Please note that our photographs depict the property in a furnished condition. On completion all furnishings will be removed unless specifically mentioned elsewhere as being included in the sale. Details and photographs prepared September 2017.



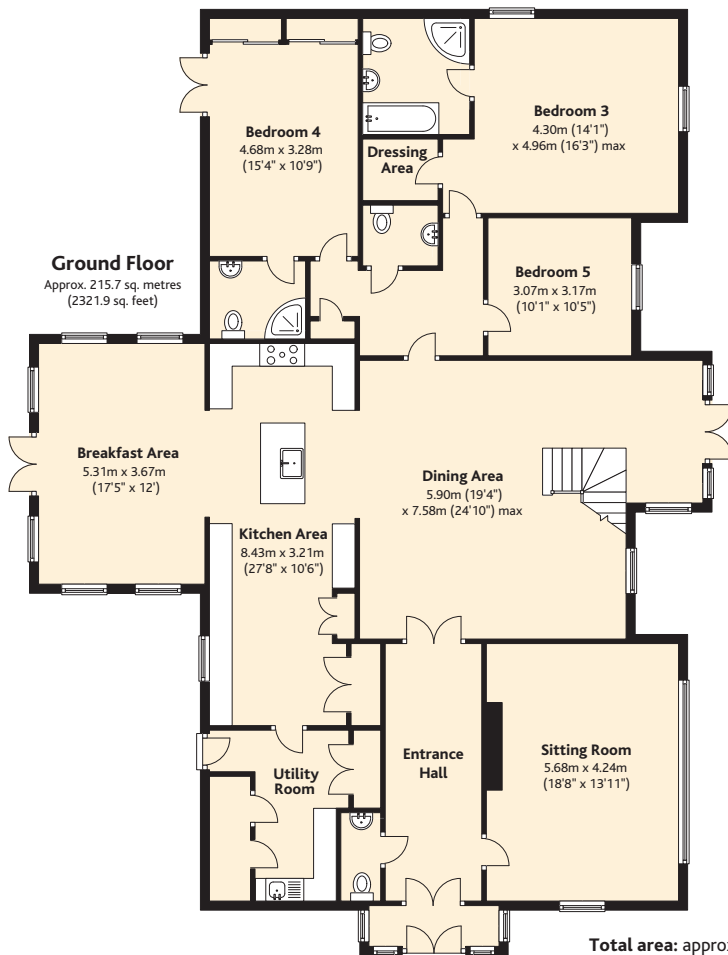
THE CLOCK HOUSE KITCHEN



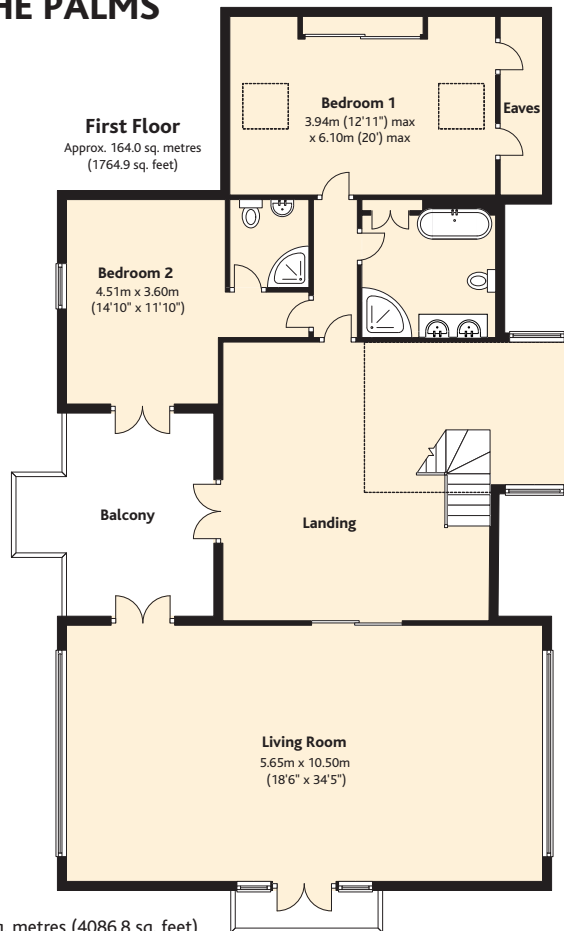
THE CLOCK HOUSE BEDROOM



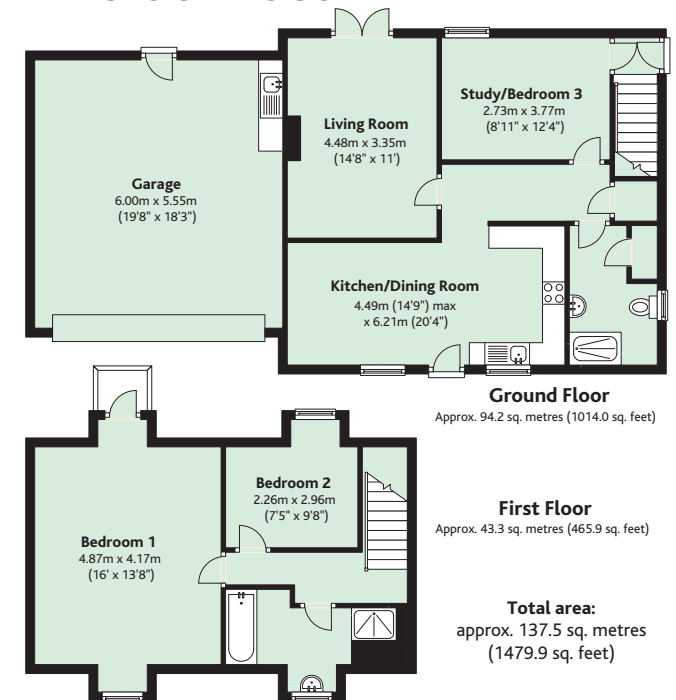




## THE PALMS



## THE CLOCK HOUSE



# COUNTRYHOMES

by Hose Rhodes Dickson

The Estate Office, 138 High Street, Newport, Isle of Wight, PO30 1TY.

Tel: 01983 538090 or 521144 Fax: 01983 521155

countryhomes@hrdiw.co.uk www.hrdcountryhomes.co.uk



