

McCarthy
& BOOKER



Isleholme Colwell Road, Totland Bay, Isle of Wight, PO39 0AH

Guide Price £599,950



ANOTHER PROPERTY SOLD FROM THE TEAM AT MCCARTHY & BOOKER

360 VIRTUAL TOUR AVAILABLE TO VIEW A fantastic four bedroom home with a principal suite covering the whole of the second floor. Upgraded throughout with three bath/shower rooms, separate sitting area and an outstanding kitchen, dining and seating area. Off road parking for 4 or more vehicles and a newly landscaped rear garden with outside shower and several seating areas. Absolutely stunning, in a great position close to the beach, early viewing advised.

A beautifully upgraded four bedroom home

Located minutes walk from Colwell Bay, this semi detached three storey property has been thoughtfully renovated with three bath/shower rooms, two ensuite, large sitting room and fabulous open plan kitchen dining and lounge area. Off road parking for 4-5 vehicles, garage and long garden give this extremely well proportioned home lots of appeal to a growing household or as a holiday home on the Island.

Totland Bay

Totland Bay is an idyllic rural setting close to the famous Bays of Alum, Totland, Colwell and Freshwater, all renowned for their beautiful beaches. Close by are the impressive natural features of Tennyson Down and The Needles and within 4 miles is the town of Yarmouth with its ferry link to Lymington and array of fantastic restaurants.

Approaching The Property

Set back off the road with a large gravel driveway and newly landscaped frontage, this handsome period property has been renovated and improved inside and out, with the exterior having new a driveway fencing and planting. With lots of space for parking across the width of the house and leading down to the detached garage with its new attractive double wooden doors in a herringbone design. An integral porch with a tiled roof sits to the side of the property with a mostly glazed wooden door, with a style in keeping with the character of the building.



Ground Floor

The porch has period checked pattern tiled flooring and is half panelled in the soft muted tones that are throughout the property. A tall half glazed door, in an arch shape, gives way into the hallway with its curved wall at the end of the passage. Engineered oak herringbone flooring flows through this hallway into the cloakroom and further on into the kitchen dining and living area. The column radiators within this elegant and relaxing house are all new and tie in with the period of the property thus bringing together the charm of the old building with new modern living requirements. The original hallway circular window is still in situ, whilst the two staircases have been replaced and give a gentle climb to the upper floors.

Leading off the hallway is a sizable separate living area with large windows on two sides, one a bay, filling this large airy room with light. The end of the corridor splits with two entrances into a substantial kitchen/dining room with an additional relaxed living area looking to the front and at the opposite end, a wall of black panelled Crittall style glass patio doors looking out to the garden. Set between these two areas is a spacious kitchen and dining area with room for a large dining table and leading off is a purpose built pantry, as well as a side lobby with utility/bespoke storage and boot room with coat hanging space.

The kitchen itself has 'seagreen' coloured wooden base units that incorporate an integral Smeg dishwasher beneath the light coloured marble patterned quartz topped island with breakfast bar, in the centre of the room. There is a freestanding 6 ring Smeg range cooker and a double Smeg 'American' style fridge freezer amongst further storage units and integrated wine cooler. Sleek and simple lines make this a great working and entertaining space.

First Floor

Off this wide hallway there are three double bedrooms, one with an ensuite shower room, and a well appointed family bathroom.

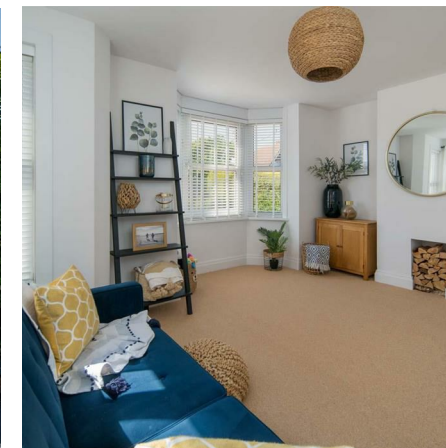
All rooms have high ceilings and tall wide windows that allows the light to flood in, accompanied by the soft neutral decor, this whole floor is bright and airy. The largest bedroom has a bay window, built in cupboard, bespoke headboard with stylish lamps above and a contemporary ensuite shower room. Fabulous.

The remaining double bedrooms, one overlooking the garden and the other to the front, are decorated in the same similar soft tones. The family bathroom is a very good size with marble effect porcelain floor tiles, a large freestanding bath tub and concealed cistern wc and vanity unit.

Second Floor

A light filled landing leads to the fantastic principal suite which encompasses the whole of the second floor.

This stylish and generous double bedroom has dual aspect windows that gives sea glimpses to the fore and garden views to the rear. Doors open to under eaves storage and an entry into an amazing contemporary bathroom complete, with not only a large tiled shower cubicle but also a free standing bath tub perfectly positioned to relax in and enjoy those views. The large ensuite is superbly presented in a monochrome pallet with light wood tiled flooring, thoughtfully designed to make the most of the eaves space.



Rear Garden

Immediately outside the side garden door is a delightful gravelled 'courtyard' area with access to both the front of the property and to the garage that has power and light. A wonderful full height outside shower is a great feature for when returning from the beach or to cool down in the summer heat.

This peaceful and secluded south-east facing garden has a large patio area which is built of black limestone paving stones and sweeps across the width of the property, flowing from the kitchen patio doors. A summer house sits upon this stylish entertaining area with mature hedging either side and a grassed area that leads to a low brick wall. Steps lead up to a second level with further mature plants and bushes that form a natural divide between the two areas. Beyond here is a newly built pergola and seating area, decorated with festoon lights, as well as a garden store.

Further Information

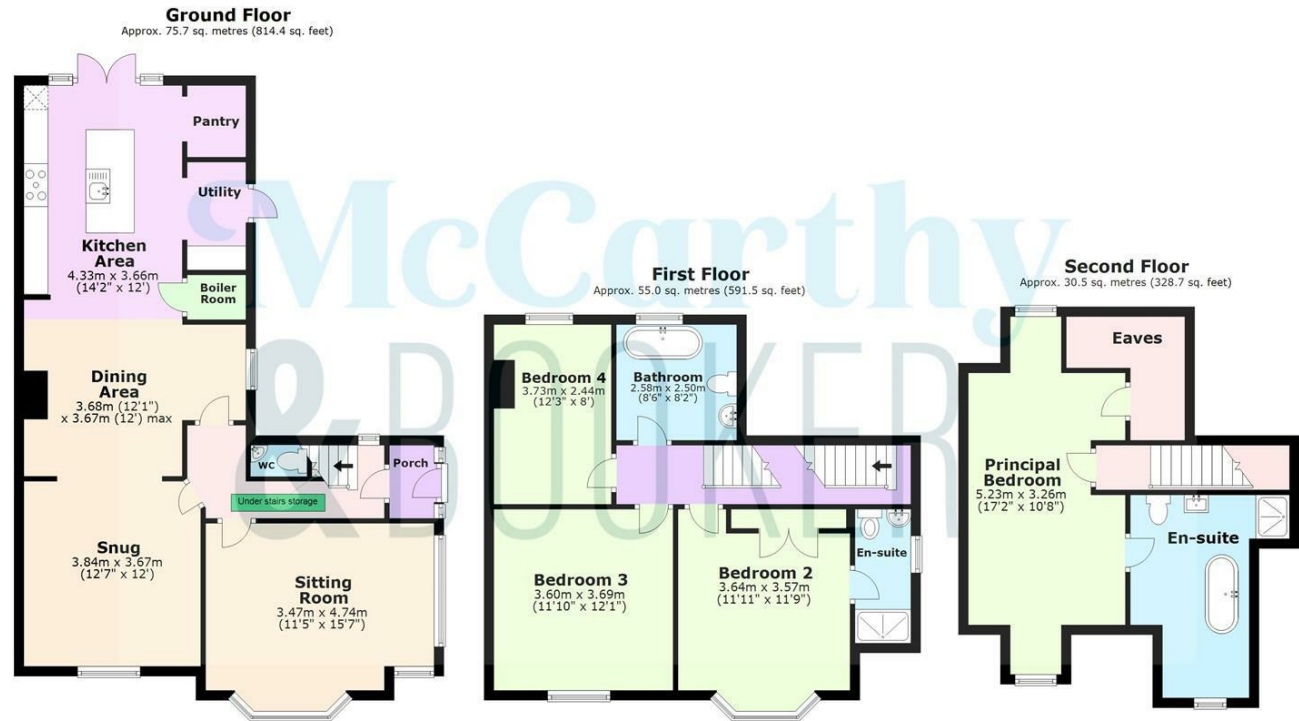
Viewing

Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.



Total area: approx. 161.2 sq. metres (1734.6 sq. feet)

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