

McCarthy
& BOOKER



Meadowsweet Ash Grove, Luccombe, Shanklin, Isle of Wight, PO37

Guide Price £550,000



A detached three bedroom property with two reception rooms, purpose built garden office, garage and large garden with beautiful views. This is a great opportunity to expand and refurbish. Huge potential to make this your own dream home in this beautiful location.

Detached 3 bedroom property with fabulous views

Located in glorious Luccombe with outstanding views and a large very well maintained garden. With two large reception rooms, two bath/shower rooms, a sun room and kitchen with utility, this period property has huge potential to improve and develop into your perfect home.

Luccombe

Luccombe is to the south of Shanklin Old Town and forms the east end of the Ventnor Undercliff region. This area is known for the outstanding scenery at Luccombe Downs, Bay and the Chine, with its 30-40ft high waterfall. There is a footpath that leads down to the beach from which you can walk to Shanklin at low tide.

A quintessentially English Victorian Tea Room and bandstand is at nearby Rylstone Gardens and Shanklin has a wealth of shops, bars and pubs along with its famous theatre and sandy beach.

Meadowsweet

A home with the opportunity and scope to make it your dream home in this dream location. With beautiful far reaching views to Luccombe Downs and a sizeable immaculate garden with outbuildings, garage and terraced patios, this home has architect drawings to enhance and improve the internal layout of this period home. Over the years it has changed and developed from a smaller thatched home into the property it is today but with many original features remaining.

A new boiler and radiators were installed in 2022, as well as new carpets and decoration in many rooms. Planning permission has been granted for an extension. 23/01085/HOU

This property is also a great home to simply move into and live at it is, with only some decoration required.

Approaching The Property

Meadowsweet can be accessed from three different points, the main incoming lane, through a rear access gate and from the garage/car port. Tucked to one side of the garden, if entering from the main lane, a paved path leads down and around the expanse of outside patio area and flows towards the kitchen door or further around to the main entrance door with its internal porch.



Ground Floor

A home that is bright and airy with exposed beams, fantastic views, and the benefit of a downstairs shower room and bedroom along with a large sitting room and separate dining room that all flow off the main bright sunny hallway.

A bright internal porch with tiled flooring and original oval decorative glass panels on the interior windows, gives way to the main hallway. A long living area, with brick fireplace and triple aspect windows has double patio doors that open onto its own balcony to view the splendid garden and countryside.

The bedroom on this level is light and newly decorated in soft tones with new carpet. Following on from here is a downstairs shower room, fully tiled and a sunken bath with overhead shower.

The dining room, with its double aspect outlook, has a fireplace with a brick surround and stone hearth which is in keeping with the character of the house. A pair of doors open into the terracotta tiled kitchen with a wealth of wooden cupboards which has space and plumbing for a washing machine and dishwasher as well as an integral 4 ring gas hob and oven. A large utility room with further storage, sink and work surface is off the kitchen and has access to the garden.

First Floor

The landing gives way to two double bedrooms that meet up at the 'Jack and Jill' sun room that looks out to sea and is the most peaceful spot to watch the changing sea views across the countryside and tree tops.

Both of these characterful bedrooms have sloped ceilings and under eaves storage with the principal bedroom having additional built in wardrobes and an ensuite shower room. The other double has an ensuite toilet and basin.

Within the hallway is a useful large storage cupboard and access to the loft.

Garden

The property is nestled in one corner of this large and extremely well kept garden which is very private despite its exceptional size. An array of paved terracing sweeps away from the house with ample space to entertain, and has black railings interspersed with brick pillars along the edges and steps down to the main lawn. This quiet and serene outside space has paths that twist and turn around this peaceful garden, running along the edge and through the centre of the lawn leading to the purpose built office, garden store and the garage with the covered car port alongside.

The garage has a large workshop within it and is complete with power and lighting.

The flora within the garden include palms, buddleia, roses, hydrangeas and an apple tree.

Further Information



Tenure: Freehold
Gas central heating via Gloworm boiler
EPC: E
Council tax band: A

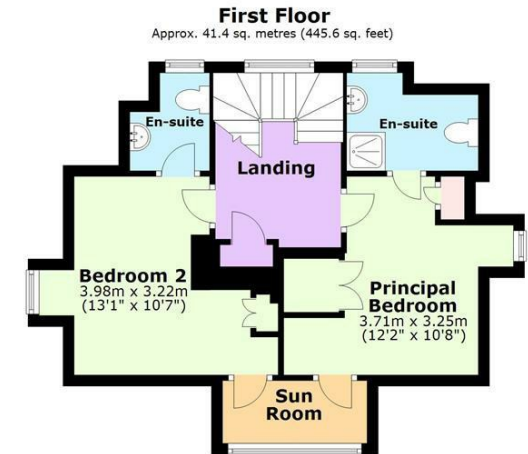
Viewing

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. 138.7 sq. metres (1493.3 sq. feet)

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