

Alum Bay, Totland Bay, Isle of Wight



- **Unique position, boundless potential.**
- **Tucked away down a lane, offering privacy on a historic estate, once 1 home**
- **Views onto the Needles landmark**
- **4 Bedroom former Tower house with Coach house, offering 1 Bed annex and garage, stable**
- **Large grounds with part- business use (change of use back to residential or alternate use possible subject to planning)**



About the property

A wonderful position with unrivalled views onto the iconic landmark that is The Needles. This rare opportunity to purchase a substantial level of land and property which currently offers a 4 bedroom detached home with an adjacent detached Coach House that provides a garage, stable and storage with a 1 bedroom annex accommodation, (which is separate to the main home).

The location here is truly like no other home that currently sits on the market, the views across to the Needles and beach access to the western side. However, on the opposing side, you will find views as far as Tennyson monument and access onto Headon Warren, a stunning National Trust site with links to the Bronze Age and a wonderful walk for those who enjoy the outdoors.

Set on a private road, the property comes in three parts... The Main House and garden, The Coach House and garden and business land and outbuildings (formerly a Pitch and Putt). The properties main house dates back to 1868 but has seen a sizeable extension in more recent years.

The land is expansive with bags of potential for anyone with ideas to make the most of this renowned area for tourism. The land stretches to approximately 3.2 Acres, previously a 9 hole Pitch and Putt with large shed and had an outdoor tearoom, with a wooden tea house and its own paved parking area.

The main house offers 4 bedrooms with a separate dressing room to one bedroom and a en-suite to another. There are two sitting rooms and a modern fitted kitchen and bathroom.

The Coach House top floor offers surprisingly spacious accommodation with an open plan lounge/diner/kitchen at around 30ft +. There is one bedroom suitably complimented by a shower room too.

Council Tax Bands Main House D The Coach House A

EPC Main House E The Coach House E

Accommodation

MAIN HOUSE

GROUND FLOOR

Entrance Hall

Lounge 21' x 13'1

Bedroom 4 10'2 x 6'

Bathroom

Kitchen 13'1 x 10'3

Sitting Room 17'6 x 10'5

FIRST FLOOR

Landing

Bedroom 3 12'7 x 8'7 into Study/Dressing Room

Bedroom 2 12'10 x 9'

Bedroom 1 17'7 x 10'5 En-suite Bathroom

The Coach House

GROUND FLOOR

Garage

Stables

2 storage rooms

UPSTAIRS

Open Plan living space with kitchen 31'10 x 15'10

Bedroom 15'7 x 13' (max)

Shower Room

OUTSIDE

Private Drive

Business and properties Driveway Parking

Main Garden to both properties

Separate Business-use land

Useful Information

Here to help guide you through the buying process we have listed below some useful websites that provide relevant information regarding the property and location before making any decisions.

www.environment-agency.gov.uk

www.landregistry.gov.uk

www.gov.uk/green-deal-energy-saving-measures

www.homeoffice.gov.uk

www.ukradon.org

www.fensa.org.uk

www.nesltd.co.uk

<http://list.english-heritage.org.uk>

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