

SPENCE WILLARD



Sandpipers, 12 Waters Edge, Bouldnor, Yarmouth, Isle Of Wight, PO41 0XB

An excellent opportunity to acquire a substantial split-level property with a share of the Port La Salle slipway to the Solent, which is located around 100m from the house

VIEWING:

YARMOUTH@SPENCEWILLARD.CO.UK 01983 761005 WWW.SPENCEWILLARD.CO.UK



Sandpipers has been well maintained over the years and offers, a large plot in Port La Salle, with sea glimpses from the northern end of the house. A highly impressive lower ground floor boathouse/ car store with rooms off, would enable an excellent opportunity to convert to more accommodation and link it up to the main house, should more accommodation be required. The privately-owned Port La Salle Harbour facilities (slipway, foreshore, and potential to obtain a crown estate deep water mooring subject to obtaining necessary consents) really does enable this to be an exciting purchase for a new owner with boating interests. Bouldnor Bay is a stunning section of coastline, ideal for a range of water sports activities.

The house offers quality accommodation over two levels with spacious rooms from this elevated location. The property occupies a fabulous and low maintenance plot on this fashionable and highly sought-after coastal development, which is located only a mile from Yarmouth and on the edge of an AONB (Area of Outstanding Natural Beauty). The first floor comprises of a kitchen/diner, 3 / 4 double bedrooms and an impressive sitting room with Solent glimpses



across to the foreshore of the New Forest National Park. There is a valuated ceiling in the main hallway, which is a wonderful feature.

It has been constructed on an elevated plot which rises to the rear which enables the house to have a bright aspect with an attractive outlook. Outside, the garage has a paved driveway leading to it and there is a further vehicular access point at the other end of the house. Attached to the house is an immaculate large double garage with plenty of storage space in the roof for storing kayaks, boats, fishing rods and SUPS etc.

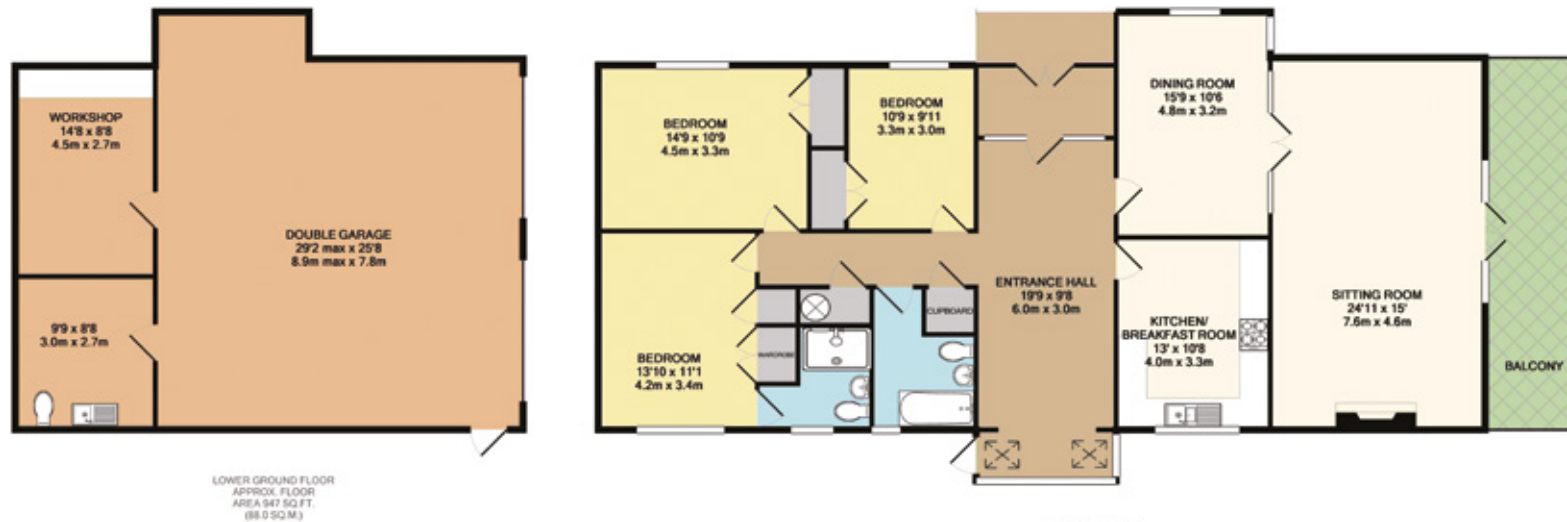
The property is located just up from the private slipway and harbour which allows for direct access into Bouldnor Bay and The Solent. A number of neighbours have obtained a licence/lease from the Crown Estate for a deep-water mooring, illustrating possibilities in this

respect. Bouldnor Bay is a magnificent bay offering excellent sailing, windsurfing, fishing, and kayaking/paddle boarding etc. There is access close by to around 70 miles of coastal footpaths and beaches within a few minutes' walk of the property.

TENURE Freehold (the house), plus a long leasehold share in the ownership of the Port La Salle Harbour Company. There are about 17 owners who share the foreshore and slipway, which are all neighbours to this property.

SERVICES Mains water, gas, drainage, and electricity are connected to the property.

POSTCODE PO41 0XD



SPENCEWILLARD.CO.UK

IMPORTANT NOTICE: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Spence Willard in the particulars or by word of mouth or in writing ('information') as being factually accurate about the property, its condition or its value. Neither Spence Willard nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.