

SPENCE WILLARD



Friars Lane Cottage, High Street, Yarmouth, PO41 0PN

A truly unusual opportunity to acquire a house on the seaward side of the highly sought-after High Street in a prime, elevated position offering commanding views across most of the Western Solent

VIEWING:

YARMOUTH@SPENCEWILLARD.CO.UK

01983 761005

WWW.SPENCEWILLARD.CO.UK



Friars Lane Cottage offers magnificent views over The Solent and New Forest Coastline stretching from Keyhaven to Portsmouth. This character property with a Mansard roof is one of only a small number of houses on the Solent side of the High Street to come to the market and offers a new owner a significant opportunity, with access to the sea, just a few metres from the garden. Yarmouth's High Street typifies a classic Georgian street scene with a mix of attractive period architecture.

Friars Lane Cottage would benefit from some modernisation, but already offers a good layout with fine views from all the principal rooms. There is a wonderful double aspect living room/kitchen/diner on the ground floor with focal fireplace and large windows.

The property has a generous sized hall with a **WC/CLOAKROOM**. The **LIVING ROOM** has a south and north facing aspect and is of excellent proportions. The **KITCHEN** is well-equipped with a range of wall and base units and a rear window with sea views.



A rear door/lobby leads on to a wonderful **TERRACE**. Please note that the owners of the double garage at the northern end of the Terrace would be happy to remove the timber trellis on their garage roof if a purchaser of Friars Lane Cottage wishes to delineate the northern boundary between the Terrace and the garage roof in an alternative manner in order to make the most of the panoramic sea views. Any alternative boundary would need to be erected on the northernmost end of the Terrace.

The first floor comprises of a **MAIN BEDROOM** enjoying some of the best sea views in Yarmouth. The large double bedroom has **EN-SUITE** facilities and built-in storage. There are **TWO FURTHER BEDROOMS** with a south facing aspect with a **FAMILY SHOWER ROOM** and roof light above.

OUTSIDE There is a section of garden either side of the front door, just off the High Street. To the rear of the property is a wonderful terrace garden and a side access gate into Friars Lane, which is an ancient lane that solely leads from the High Street to the Solent - along side of Friars Lane Cottage. The sea is around 15m from the property with perfect access to head off paddleboarding.

SERVICES All mains' services are connected to the property

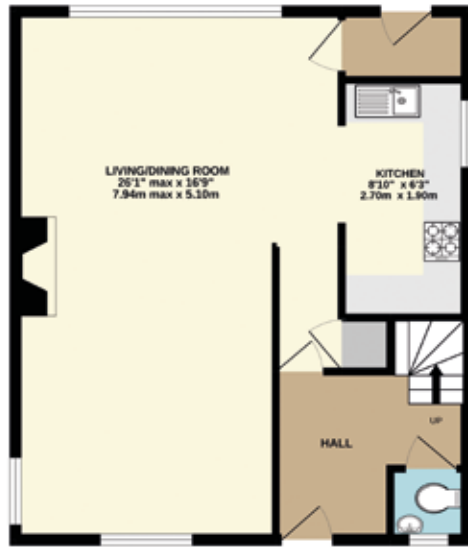
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TENURE Freehold

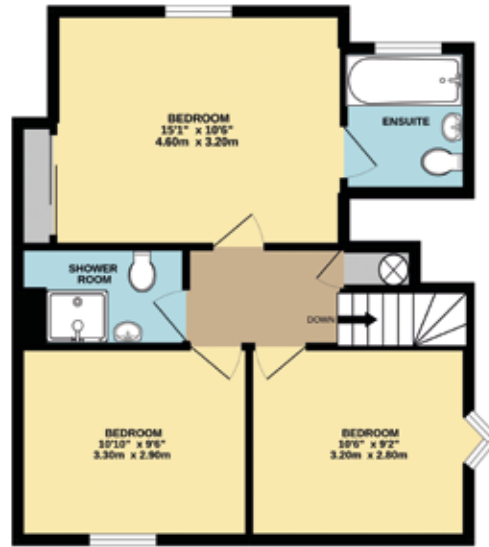
VIEWINGS All viewings will be strictly by prior arrangement with the sole selling agents, Spence Willard.



GROUND FLOOR
571 sq.ft. (53.1 sq.m.) approx.



1ST FLOOR
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA : 1107 sq.ft. (102.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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