

SPENCE WILLARD



Westwards, Hulverstone, Isle of Wight, PO30 4EH

An exceptionally well located four bedroom detached property offering truly magnificent views over the English Channel, towards the Dorset coastline - extending to just under 0.5 acre.

VIEWING

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



Westwards offers a new owner a significant opportunity to live in what must be one of the most beautiful locations in the UK. The property occupies an elevated position which delivers commanding coastal & country views, and all the principal rooms benefit from sea views. The property was constructed by the well-known Bournemouth-based builders of high regard, Bucketts & Sons.

It is located in the centre of this highly sought after hamlet of Hulverstone on a no through lane, which converts into a footpath which leads to the sea further on. There is a well-regarded village pub close by and access to miles of picturesque countryside designated as an Area of Outstanding Natural Beauty (AONB). There is world class hacking out for horse riders close by and miles of wonderful coastline with sandy beaches - all within a short walk of the property.

The house is positioned on a gently sloping hill, towards the south-west and delivers fine sunsets all year round. A good-sized double aspect sitting/dining room with focal fireplace and double doors leads out onto a raised terrace for enjoying the views and overlooking the fabulous garden. The kitchen also has great views, with access out from the rear door into the garden. The kitchen is a good size with space for a table and plenty of wall and based units. There are two well-proportioned bedrooms on the ground floor with a family bathroom. The larger of the two has stunning views and there is also a study with a side door into the garden. Stairs to the first floor gives access to the master bedroom with en suite shower room and dressing room/bedroom with Velux windows. There is ample under eaves / loft storage. Outside, there is an immaculate and very well landscaped garden, with this large plot extending to approximately 0.46 acres in total. Access from Hulverstone Lane leads into the front driveway, where there is parking for around 4 cars. The front garden is accessed from both sides of the house. On the south side is a gate and fence. The main garden is laid predominantly to lawn with large borders packed full of wonderful species of plants & flowers. There is a secondary section of the garden behind the hedge, where there is a vegetable garden with fruit trees and a well established asparagus bed. The current owner has created a magical garden with various shaded parts to sit under trees and shelter from high winds. Large mature, hedging encloses the plot, but allows for impressive sea & coastal views from much of the garden.

Services

Electric night storage and water heating. Private drainage.

EPC Rating

F.

Council Tax

Band E.

Tenure

Freehold.

Viewings

Strictly by appointment with the agent, Spence Willard.





SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY. All measurements, walls, doors, windows, fittings and appliances, sizes and locations are approximate only. They cannot be regarded as being a representation by the seller, nor their agent. Plan produced by Silver Arch Property Solutions Limited. Plan produced using PlanUp.

Westwards, Hulverstone, Newport, PO30 4EH



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.