

SPENCE WILLARD



Notty Apple, Main Road, Newbridge, Isle of Wight



*A wonderful, well-presented three-bedroom detached house with fine views; an impressive sunroom, ample parking, and a double garage, all within a secluded plot*

VIEWING:

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



Notty Apple is a perfect house for those looking for a well-maintained house with large windows and lovely long range country views towards The Downs. The property is centrally positioned in a highly sought after West Wight village, which offers access to miles of magnificent rural countryside and just a short drive from the historic harbourside town of Yarmouth.

The property has been well cared for and has a large private rear garden that is well landscaped. The property will be sold with the benefit of roof fitted (PV's) photovoltaic solar panels for income and electricity generation.

There are plenty of features about the house which are appealing, including a large semi-open plan central **KITCHEN/DINER/SITTING ROOM** with doors opening out onto the **REAR TERRACE** and a wood burner located at one end. The current owners have added extensions during their tenure including a **SUNROOM, PORCH, and BREAKFAST ROOM**. The bespoke timber framed sunroom offers a truly attractive aspect with a hatch to a storage area. There is a ground floor WC with wash hand basin and two storage cupboards off the hallway. A modern **KITCHEN** has been fitted with a good range of wall and base units which leads through to a **BREAKFAST DINING ROOM** with double doors leading out onto the rear terrace.

The first floor comprises of **THREE DOUBLE BEDROOMS**, one of which is a large **PRINCIPAL BEDROOM** offering fine garden and country views. There is a built-in storage cupboard. A **FAMILY BATHROOM** is located at one end of the landing with a WC, wash hand basin and bath/shower.



#### **OUTSIDE**

A good-sized porch with double glazed windows is located at the front of the house and a concrete apron for **PARKING** two cars, beyond which are gates leading to a large concrete driveway to the double garage. The **LARGE GARAGE** has an up and over door and high-level window on the north-west side. There is a further **BIKE/STORAGE UNIT** just outside of the sunroom in the front/side garden. The garden is well landscaped with a centrally position pond. The garden generally has mature hedging/plants on the boundary which give this a high level of privacy.

**TENURE** Freehold. Vehicular access is directly from the road furthermore, there is a secondary pedestrian access from the south-eastern side of the garden, from when two plots were amalgamated.

**SERVICES** Main electricity and drainage. Oil central heating.

**EPC Rating** D

**COUNCIL TAX** Band D

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



# Notty Apple

Approximate Gross Internal Area  
1711 sq ft -159 sq m



GARAGE

GROUND FLOOR

FIRST FLOOR

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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