

SPENCE WILLARD



Sandhard, Yarmouth, Isle of Wight, PO41 0SB

A rare opportunity to purchase a large detached bungalow set in about ½ acre of mature garden on the outskirts of Yarmouth.

VIEWING

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Sandhard has flexible, open-plan living accommodation and three good-sized bedrooms (one en suite) and would benefit from some amount of updating. There is significant potential to improve the property with a vast, clearspan roof space and large garden to construct a studio, should one be required.

A highlight of the property is the beautiful, cottage style gardens it sits within. Thoughtfully designed and well maintained, they offer a manageable, peaceful, and secluded haven for keen gardeners. The far end of the garden has great potential for a studio/workshop and is separated from the main garden by a delightful babbling stream.

Yarmouth is a popular harbour town, well known for its excellent sailing facilities with both Yacht and Sailing clubs. The town has a good selection of local shops, pubs and restaurants and a frequent car ferry service connects to Lymington.

Partially glazed Front Door into:

ENTRANCE PORCH

Arched window to front, built-in cupboard housing fuse boxes and Glazed Door into:

HALLWAY

With loft access hatch and doors off to:

LOUNGE/DINER

Lounge: a comfortable, double aspect room with bay window to front with a pleasant outlook over the front garden and attractive arched window to the side. With a feature brick

fireplace (working) with tiled surround and mantle. Archway through to Dining Area and doors off to:

CONSERVATORY/SUNROOM

A light, sunny room with a glorious outlook over the pretty rear garden and door to outside.

KITCHEN

Fitted with a selection of floor and wall mounted units comprising cupboards and drawers with working surfaces over. Inset single stainless-steel sink with drainer, tiled splash backs and space and plumbing for electric cooker. With built-in shelved larder cupboard, window to rear with a lovely outlook over the garden and door to:

COVERED REAR PORCH

The former coal store and outside WC have been cleverly converted to create housing for a Vaillant combination boiler for gas central heating and hot water, and to provide space and plumbing for a washing machine and tumble dryer. With access to the rear garden.

BATHROOM

With suite comprising WC, bath, and pedestal basin. With window to rear, heated towel rail, built-in shelved storage cupboards and partially tiled walls.

BEDROOM 1

A good-sized double bedroom with patio doors leading onto a raised patio area overlooking the rear garden. Door to Study/Bedroom 4.

EN SUITE SHOWER ROOM (BEDROOM 1)

With suite comprising hand basin inset into vanity unit with cupboards under, WC and large shower cubicle with Triton electric shower. Windows to side and rear.

BEDROOM 2

Another good-sized double bedroom with large bay window overlooking the front garden and built-in double wardrobes with hanging and shelving space.

BEDROOM 3

Spacious double bedroom with large bay window overlooking the front garden. With built-in wardrobes with hanging and shelving space.

OUTSIDE

To the front, the property is enclosed by hedging and walling and has a secure gate leading onto the driveway.

The very pretty front garden is laid to lawn with a number of well-stocked beds and borders. A pathway leads to the front door. Side access to the: REAR GARDEN. This beautiful garden has a delightful, sunny aspect and offers a peaceful and secluded area for garden lovers. It provides a well-balanced selection of lawns interspersed with established small trees and enclosed by well-stocked beds and borders. A paved patio area to the immediate rear of the house with ornamental pond. At the far end of the garden there is a small stream running through with a bridge leading to further garden that has been left as a 'natural' area. There is a small timber shed in this area and three further good-sized sheds in the main garden all providing ample storage for gardening equipment etc.

EPC Rating E.





COUNCIL TAX Band E

SERVICES
All mains' services are connected.

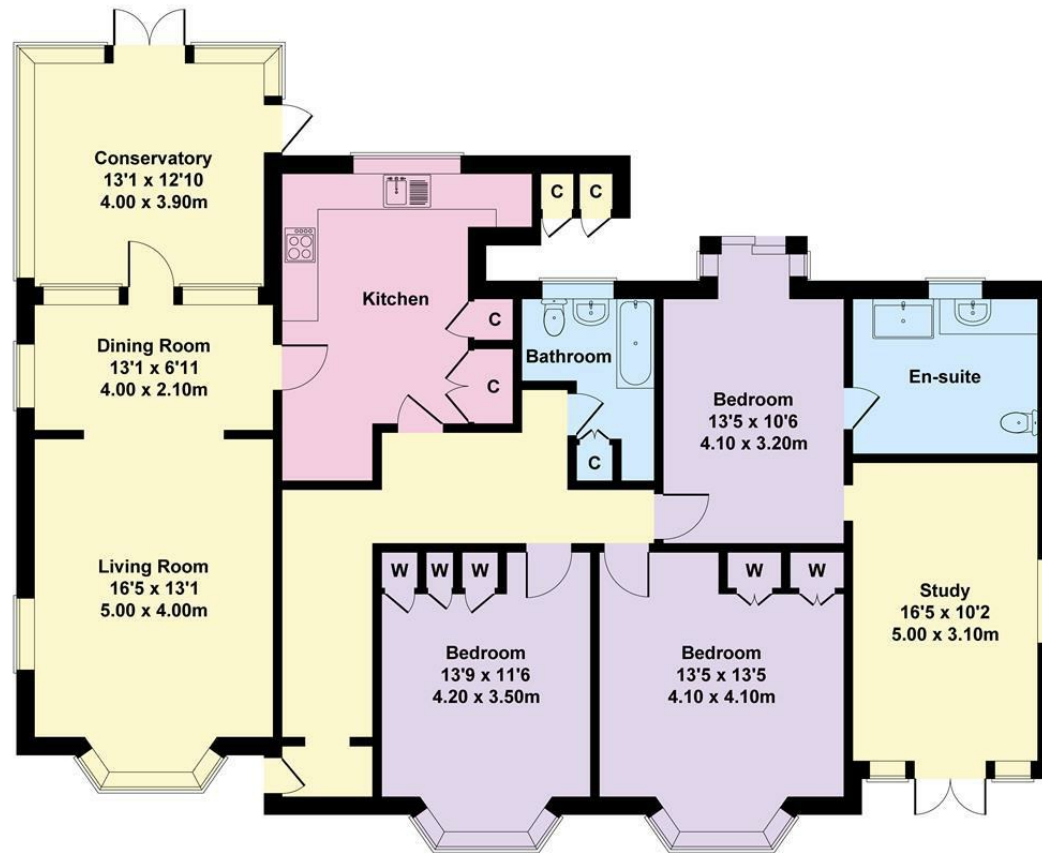
VIEWINGS
Strictly by prior appointment with the sole selling agents, Spence Willard.





Sandhard

Approximate Gross Internal Area
1752 sq ft - 163 sq m



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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