

# SPENCE WILLARD



2 Grove Place, Yarmouth, Isle of Wight



*A wonderful, four-bedroom Grade II listed town house with plenty of character and a good-sized West facing garden with a quality summer house.*

VIEWING

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This fabulous and historic four-bedroom house which is neutrally decorated and has been well maintained over the years is now available for sale. It occupies an excellent central position within the Yarmouth Conservation area with excellent access to The Royal Solent Yacht Club and town centre amenities/shops. 2 Grove Place is situated in a convenient location in this popular harbour town, around 100m from The Solent and just a few minutes' walk from the shops and restaurants, as well as the attractive harbour with its ferry services to Lymington.

The property benefits from being set over 3 levels with four good-sized bedrooms with bedroom 2 having an en-suite WC. There is a stunning timber conservatory/rear sunroom off the kitchen, which is perfect for dining and entertaining.

In addition, to the mooring facilities on the Yar and within the harbour, there is both a sailing club and yacht club within Yarmouth forming a focus for sailing and socialising. Great walks can also be accessed not far from property along the River Yar and through surrounding countryside, whilst Sandhard beach is accessed via the harbour taxi or a walk over the Yar bridge.

This terraced period cottage has an attractive front elevation, slate roof and features rarely seen such as the spiral chimneys. The layout has resulted in a charming period cottage presented to a good standard. There is an easily maintainable and partly walled west facing garden to the rear, as well as a relatively modern timber chalet/summer house. The garden offers a good level of privacy and features old flagstones.

**GROUND FLOOR ACCOMMODATION**

**LIVING ROOM**

Located in the middle of the ground floor with a fireplace and door

leading into the drawing room which also has a fireplace. Access off to the staircase.

#### DRAWING ROOM

A large room, perfect for entertaining and enjoying an aspect over South Street.

#### CONSERVATORY/SUNROOM/DINING ROOM

A fabulous hardwood structure with French doors opening out into the west facing garden. The bespoke dining table can seat 10 people comfortably and is available by separate negotiation.

#### KITCHEN

With a well-equipped kitchen with a good range of matching base and wall units. This room enjoys an abundance of natural light.

#### BATHROOM

With WC, wash hand basin and bath with shower over. Under floor heating. Sliding doors through to the utility room.

#### FIRST & SECOND FLOORS

There are four bedrooms on the upper two floors. Good westerly views are enjoyed towards The Church and across the attractive rear garden. There is a family bathroom with WC and wash hand basin and bedroom 2 has the benefit of an en-suite WC & wash hand basin. On the second floor there are two bedrooms that have north facing windows, and both have the benefit of plenty of eaves storage.

#### OUTSIDE

To the rear of the property is a large stone paved terrace providing an ideal spot for outdoor dining. There is a superb timber summer house to the far end of the garden.

#### SERVICES

Mains water, electricity, drainage, and gas. Gas fired central heating.

#### EPC RATING

E.

#### COUNCIL TAX

Band F.

#### POSTCODE

PO41 0QE

#### VIEWINGS

All viewings will be strictly by prior arrangement with the sole selling agents: SPENCE WILLARD







Total area: approx. 128.3 sq. metres (1380.6 sq. feet)  
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**2 Grove Place, South Street, Yarmouth, PO41 0QE**

