

SPENCE WILLARD



Northmead, Yarmouth, Isle of Wight

*A wonderful and spacious coastal family house which has been the subject of major recent upgrades including a replacement roof, landscaping, new kitchen and high quality annex.*

VIEWING

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



Steeped in history, Northmead was the former coach house to Eastmore House, which was believed to have been built for Johnny Walker - the whisky mogul and subsequently bought by Lord & Lady Carnarvon (of Highclere Castle/as featured in Downton Abbey) in the late 1800's. Northmead is situated in an elevated location with wonderful views across the Western Solent. The current owners are keen gardeners and there are immaculate borders stocked with a wide variety of mature shrubs and bushes. At the end of the garden is a pedestrian gate which provides access directly to the coastline.

Having had some substantial improvements over the past few years, the house is presented in good order and offers a new owner a fabulous opportunity to own this spacious family home. A newly fitted and reconfigured kitchen delivers a large and an impressive entertaining room, with doors opening onto the spacious rear terrace.

The property has a useful layout - with a mix of the older part of the house with high quality parquet flooring to the newer section of the house. A real bonus is the self-contained annex, providing additional sleeping accommodation or income with its own kitchenette and shower room - perfect for visiting guests or used as a study/home office. A large car port provides ample under-cover parking along with further car parking located to the side of the property, where there is rear access to the gardens.

There is a historic (now lapsed) planning permission for extensions, conservatory and other alterations to the property (Isle of Wight Council planning website using ref: TCP/27742).

**GROUND FLOOR ACCOMMODATION:-**

Side door through to hallway where there is an attractive West facing dining room. Leading off the hallway down to a stunning, South facing sitting room with an imposing fireplace to the side. A large, I-shaped 'Aga' kitchen with a modern selection of fitted units, French doors to a terrace providing lovely sea views.

**FIRST FLOOR ACCOMMODATION:-**

There are three bedrooms with a family bathroom and useful storage cupboards. The large, double aspect master bedroom; with its own en-suite bathroom, is located at one end and has lovely views over the gardens and The Solent in the distance.

LOUNGE 15'6" x 14'7"

CLOAKROOM

DINING ROOM 12'5" x 11'6"

KITCHEN AREA (L-SHAPE) 19'8" x 9'3"

UTILITY AREA

STORE AREA

STUDY 9'8" x 9'4"

ANNEX/ BEDROOM 4 16'10" x 10'2"

A fabulous one-bedroom self-contained annex is located at one end of the property (that could also be used as an office/work space) with shower-room, W/C and wash hand basin. A well-equipped kitchen with a good range of units. The annex has its own access and parking. The annex has previously been used as a successful long term letting property.

KITCHENETTE 7'6" x 6'4"

SHOWER ROOM

BEDROOM 1 14'8" x 12'8"

BEDROOM 2 12'11" x 11'2"

BEDROOM 3 12'0" x 10'8"

OUTSIDE:

The property sits in grounds of approximately 0.5 acre. The garden is laid out in a well-balanced way with plenty of grass and attractive flower beds. There are vegetable beds along with garden stores and a summer house with a mains electricity supply. At the end of the garden is a pedestrian gate which provides access directly to the coastline.

POST CODE:

PO41 0UX

TENURE:

Freehold

SERVICES

Mains water, gas, and electricity serve the property. Private drainage.

COUNCIL TAX

Band E

EPC RATING

D

VIEWINGS

Strictly by prior appointment with the sole agent, Spence Willard.





SKETCH FOR ILLUSTRATIVE PURPOSES ONLY. All measurements, walls, doors, windows, eaves, fittings and appliances, where and locations are approximate only. They cannot be considered as being a representation by the seller or agent. Some appliances, suite or furniture icons may not reflect the actual design present. Plan produced by Silver Arch Property Solutions Limited www.silverarch.co.uk  
Plan produced using PlanGlo.

Total area: approx. 193.2 sq. metres (2079.4 sq. feet)  
Northmead, Main Road, Bouldnor, PO41 0UX



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).