

SPENCE WILLARD



Caernarvon Point, Yarmouth, Isle of Wight

A wonderful, elegant and substantial wing to this impressive and historic Edwardian era residence which has been exceptionally well maintained and offers a new owners a unique opportunity with sea glimpses, all just a 15 minute walk from Yarmouth.

VIEWING

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Caernarvon Point is a significant end of terraced house that has rooms of large proportions and plenty of natural light. The first floor delivers summer Solent glimpses and, in the winter, a wider sea view. There is flexible living accommodation on the ground floor with two large reception rooms, a bedroom and a good-sized kitchen. On the first floor there are three bedrooms, one is currently being used as a study.

The house forms part of what was the Lord & Lady Caernarvon's (of Highclere Castle/Downton Abbey fame) summer sailing/marine residence from the 1920's - 1940's. Multiple dignitaries & royalty were entertained and resided at this magnificent coastal property. This particular house was developed in the 1990's to a high standard which delivered an impressive family home with large rooms, all just metres from the wonderful AONB coastline/Bouldnor Bay. The conversion created 5 large houses for which this is one and is located at the western end.

Caernarvon Point is positioned in the exclusive and sought after private coastal estate of Port La Salle, which is a few minutes' drive into Yarmouth or a lovely walk along the coastal footpath or pavement, which takes around 15 minutes. This attractive house extends to approximately 2300 Square feet, and benefits from a south facing aspect across a stunning gravelled courtyard entrance. It's principal garden is located on the seaward side of the house and is enclosed with a wonderful array of mature shrubs and bushes.

On the ground floor there is a large entrance hall/dining room which would suit a multitude of other uses which leads off to a study/bedroom 3. There is a well-equipped modern kitchen which has a good range of wall and base units and a side door into the passageway which leads to the garden and parking area. Leading off the kitchen is a useful utility/storage room with door to ground floor w/c with wash hand basin. The principle sitting room/living room offers a large area of windows/French doors leading out onto the rear terrace/garden. At one end of the living room is a most useful study area, located alongside the windows - to allow plenty of natural light. A wood burner is fitted at the western end of the sitting room - great

for winter.

On the first floor there is a large landing, which leads to the sizable principal bedroom with ensuite bathroom with wash hand basin and west facing window. Bedroom 2 is another sizeable bedroom with access to a south facing roof garden. At the top of the staircase is an enclosed study area/day bed space which offers a wonderful aspect over the garden and through the trees to the Solent. There is a family bathroom with separate shower and pedestal wash hand basin. Stairs lead up to the second floor where there is a large bonus attic bedroom with east facing windows.

Outside The property has a car parking space and a single garage of block construction which is located on the end of the row of garages - closest to the subject house. There is a right of way across a pretty communal garden terrace that leads to the front door. The pretty enclosed garden leads off from the sitting room and offers a wonderful, secluded area.

Tenure Freehold.

Services All mains services are connected to the property.

EPC D

Council Tax Band E

Postcode PO41 0YP

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





Total area: approx. 213.9 sq. metres (2302.0 sq. feet)

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