

SPENCE WILLARD



West Afton, Freshwater, Isle of Wight



*A fabulous and immaculate four-bedroom property located in a sought after position, between Yarmouth & Freshwater Bay, set within a large plot which extends to approximately 4 acres.*

VIEWING

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West Afton offers a new owner an excellent opportunity to 'live the good life' in a property within a plot of significant size. The house has been exceptionally well maintained and upgraded over the years with a stunning south facing conservatory, outbuildings, large sitting room with wood burner. The house offers exceptionally bright & light accommodation from multiple, large double-glazed windows each of which delivers a stunning aspect onto the private grounds.

The property is located in a stunning position; - tucked beneath The Downs on the northern side. It sits close to the Area of Outstanding Natural Beauty and is a short drive from Freshwater Bay and Yarmouth. It is a comfortable and interesting property which has been partly finished in natural stone and red brick. Located in a semi-rural position there is a bus stop very close to property and a network of excellent footpaths are immediately accessible with access to the River Yar Estuary Bridleway/Footpath.

There is a wonderful kitchen/diner which was created by the current owners by adding an extension. The kitchen is well equipped with a wide range of quality wall and base units. Adjoining the kitchen is a useful utility room/rear hall which leads through to the large double garage. The house sits perfectly within its garden and each room benefits from a stunning outlook. A large double aspect sitting room benefits from sunsets and a lovely outlook with a wood burner having been installed.

There are three good sized bedrooms on the ground floor with the main bedroom benefitting from en-suite facilities. A spiral staircase leads up to the first floor where there is a large bedroom/storage room or study. Excellent views can be seen from the first floor and there is access into large loft storage spaces.

The current owners embarked on a major planting programme on the land to the south, which was originally a paddock that abutted the main garden on the southern side. Extensive planting took place which is now a mature copse, with open clearing and paddock/rough grass areas. There are specimen trees which offers a wonderful backdrop to the house/garden and also provides excellent wind shelter. This land has a network of grass tracks, giving good access



throughout. There are ponds and it is teeming with wildlife.

Outside West Afton has an enclosed garden on the northern side which is a pretty and well-kept garden with lawn and a central pond. An attractive flagstone raised terrace is located outside of the back door. There is a brick-built room on the northern side of the garden which is perfect as a study or fitness studio. On the western side of the house is a useful storage lean-to, which is currently being used for wood/logs storage.

Outbuildings On the eastern side of the plot is a semi derelict storage building, which could be refurbished and would have a good outlook into the woods and adjoining fields. There is a substantial double garage that is linked to the house.

Services Private drainage. Oil central heating. Electric and water serve the property.

Tenure Freehold.

Post Code PO40 9UG

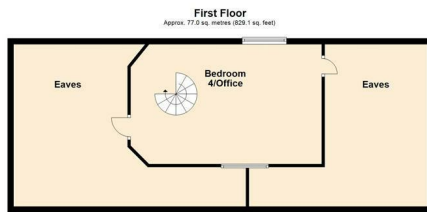
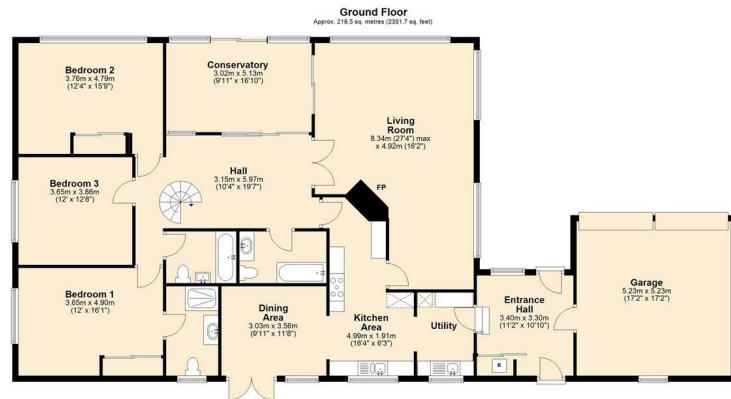
EPC D.

Council Tax Band F

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







Total area: approx. 295.5 sq. metres (3180.8 sq. feet)

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West Afton, Wilmingham Lane, Freshwater, PO40 9UG



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