

SPENCE WILLARD



11 Waters Edge, Yarmouth, Isle of Wight

A well-presented 4 bedroom detached modern house set within a large plot offering sea views located just metres from the sea with an important share of the sought-after Port La Salle Harbour facilities.

VIEWING

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11 Waters Edge has been well kept and offers, what must be one of the largest plots in Port La Salle, with fine sea views from the first floor sitting room and balcony with frameless glass surrounds. The privately-owned Port La Salle Harbour facilities (slipway, foreshore and potential to obtain a crown estate deep water mooring or versa dock) really do enable this to be an exciting purchase for a new owner with boating interests. The slipway is within 50m of the property, below it.

Bouldnor Bay is a stunning section of coastline, ideal for a range of water sports activities. The property benefits from a large additional sitting room on the ground floor offering a wonderful aspect over the garden.

The house offers quality accommodation over two levels with spacious rooms from this elevated and private location. The property occupies a fabulous and well landscaped plot on this fashionable and highly sought-after coastal development, which is located only a mile from Yarmouth and on the edge of an AONB (Area of Outstanding Natural Beauty/IOW National Landscape). The first floor comprises of a kitchen, bathroom and impressive sitting room with Solent views across to the foreshore of the New Forest National Park. There are four bedrooms on the ground floor, one of which is currently being used a study. There is a fabulous, large south facing sitting room, with a solid/insulated roof, which has created a super large room for year-round living. The property has been constructed on an elevated plot which rises to the rear with level lawns in the shape of a leaf, which rises up to a large vegetable garden. The house has a bright south facing aspect with an attractive outlook with sea views from both the house and the roof terrace on the first floor. Outside, adjacent to the house is an immaculate detached large garage building with plenty of storage space in the roof for storing kayaks, boats, fishing rods and SUPS etc.

The property is located just up from the private slipway and harbour which allows for direct access into Bouldnor Bay and The Solent. Some neighbours have obtained a licence/lease from the Crown Estate for a deep-water mooring, illustrating possibilities in this respect. Bouldnor Bay is a magnificent bay offering excellent sailing, windsurfing, fishing and kayaking/paddle boarding etc. There is access close by to around 70 miles of coastal footpaths and beaches within a few minutes' walk of the property.

The garden is largely located directly to the south of the property and is enclosed with a mature and interesting hedging and plants & shrubs. Some of the garden is laid to lawn with open spaces as well as terraces with paths leading between the separate areas. Along the west side of the house behind the garage is large greenhouse/potting shed but could be adapted into office for home working if required. The house has a large plot with further development potential (subject to planning permission). There is off street car parking in front of the garage and to the side/front of the house.

Tenure

Freehold (the house), plus a long leasehold share in the ownership of the Port La Salle Harbour Company. There

are about 17 owners who share the foreshore and slipway, which are all neighbours to this property.

Services Mains water, gas, drainage and electricity are connected to the property. The large, detached garage building has power.

Postcode PO41 0XB.

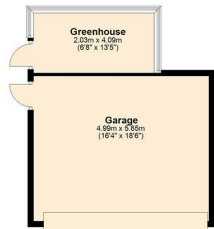
Council Tax Band C.

EPC Rating C.

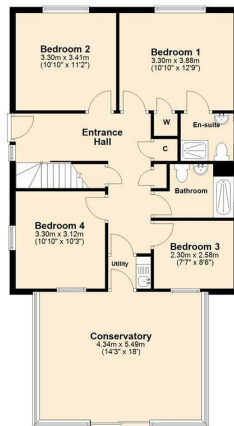
Viewings All viewings will be strictly by prior arrangement with the selling agents, Spence Willard.



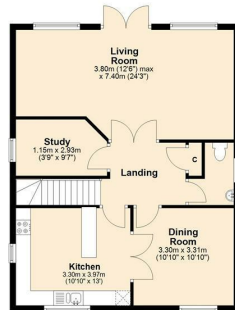
Outbuildings
Approx. 26.6 sq. metres (297.1 sq. feet)



Ground Floor
Approx. 95.3 sq. metres (1024.5 sq. feet)



First Floor
Approx. 68.7 sq. metres (736.4 sq. feet)



Total area: approx. 198.9 sq. metres (2140.9 sq. feet)

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

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