

SPENCE WILLARD



Folly House, Yarmouth, Isle of Wight

A substantial, detached, house with an exceptionally large garden located close to the centre of Yarmouth with off street-car parking and quality outbuildings.

VIEWING

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Available to the market for the first time in several decades, Folly House offers a new owner a one-off opportunity to acquire a characterful period house, positioned close to all of amenities of the town. The property would now benefit from some modernisation and has the advantage of well-proportioned principal rooms; an excellent room layout configuration with a substantial 'sunroom' on the southern elevation.

The house offers plenty of space which backs onto a truly stunning rear garden, which is level and mainly laid to lawn with mature shrubs/trees, offering a high level of seclusion.

The ground floor comprises of the front door leading into a wonderful sitting/dining room with an aspect over the front garden and Tennyson Road. Built-in storage has been installed either side of the chimney breast. There is a fireplace and door leading through into the good-sized kitchen, with an extensive range of wall and base units with a gas fired Aga. There is a back door from the kitchen into the rear garden and an internal door to the useful lobby that contains the central heating boiler. The conservatory/sunroom is an excellent size and is a perfect entertaining space for all year-round use. An adjoining dining room/living room with fireplace is a superb room which is currently being used as a further sitting room. There is a useful ground floor WC with shower and wash hand basin.

On the first floor there are two large double bedrooms with a family bathroom with WC and wash hand basin. A third smaller bedroom enjoys an attractive view across the large, south facing garden. Two of the three bedrooms have good-sized built-in storage wardrobes.

Outside Folly House has an unusually large south facing garden, which is a huge attraction to this property. It sits outside of the Yarmouth Conservation Zone and could benefit from being extended (subject to obtaining necessary consents). There are outbuildings along the western boundary and a high-quality studio with power & light. A further garden room/summer house is located further down the garden. There is a workshop building located at the southern end of the driveway. Off street car parking.

Services All mains' services serve the property.

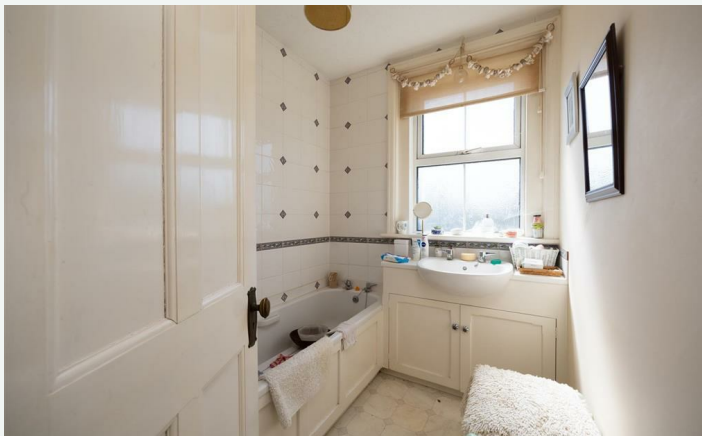
Tenure Freehold.

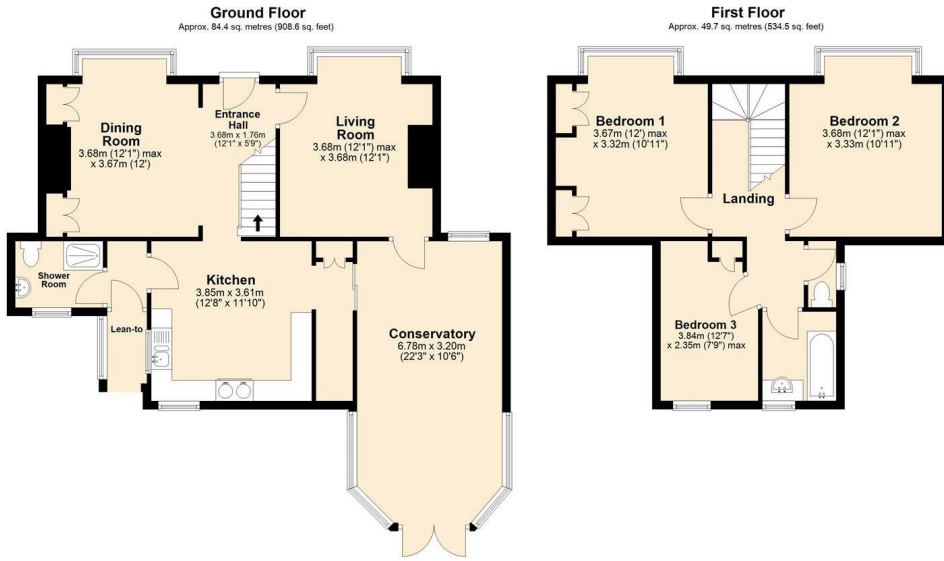
Council Tax Band D.

EPC Rating E.

Postcode PO41 0PX.

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





Total area: approx. 134.1 sq. metres (1443.1 sq. feet)

SKETCH FOR ILLUSTRATIVE PURPOSES ONLY All measurements, walls, doors, windows, suites, fittings and appliances, sizes 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 PlanUp.

Folly House, Tennyson Road, Yarmouth, PO41 0PX

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