

SPENCE WILLARD



Amulet, Yarmouth, Isle of Wight

An attractive and modernised coastal family house set in large gardens of approximately half an acre and commanding views across The Solent from the front, and far-reaching Southerly views across open countryside to the West Wight downland beyond.

VIEWING

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



Amulet combines the character and atmosphere of a 1920s house with modern amenities including double glazing throughout, gas fired central heating, a large family open plan kitchen/small sitting room/dining and sitting rooms and bathrooms. It has been extended and improved. The house offers excellent views from the principal rooms with a first-floor study delivering truly impressive Solent views.

The property has been reconfigured over recent years which has led to a fabulous ground floor kitchen/small sitting room/dining and sitting rooms - which benefit from a wonderful open aspect over the flagged terrace and garden to the countryside and Downs to the south. This part of the house makes for the perfect entertaining area with French doors that open out onto the flagged terrace. The ground floor is largely laid with engineered oak floors throughout with carpeted entrance porch with large windows giving plenty of natural light.

Bedroom 2 enjoys a double aspect and has magnificent views over The Solent and southerly country views enjoyed from the Juliette balcony. A good sized double bedroom with striking views over the garden towards the open farmland, Thorley Manor and the Downs. There is a large ensuite bathroom, WC, wash hand basin and separate shower.

The house is a short distance along the coast in an elevated position on the outskirts of the sought after and historic harbour town of Yarmouth, with its shops and mainland ferry terminal. There is a good choice of pubs and restaurants and excellent sailing facilities with a yacht and sailing Club. The county town of Newport is a twenty-minute drive away.

Door to:

ENTRANCE PORCH

Timber porch leading to an inner hall with large storage cupboard.
Doors to:

ENTRANCE HALL

With large storage cupboard under the staircase to the first floor.
Door to:

CLOAKROOM With sea view.

OPEN PLAN SMALL SITTING/KITCHEN/DINING/ SITTING ROOM

Lovely open plan room, perfect for entertaining with fabulous garden, rural and sea views that are enjoyed from different aspects of the ground floor. The small sitting room is a perfect space to relax close to the kitchen. The UTILITY ROOM with Solent views, shelving, washer/dryer and gas fired boiler providing hot water and central heating. KITCHEN/DINING facing South and West with well fitted range of base and wall units incorporating cupboards and drawers, integrated fridge and freezer, wine and ample working surfaces. Tiled splash backs, inset one and a half bowl sink and dresser. Gas and electric range cooker and extractor fan and light over. Inset lighting, door to terrace and garden. Open DINING ROOM has lovely south facing views across the terrace and garden to the countryside. Leading on into the SITTING ROOM there is a Charnwood Wood burner with stone hearth and double glazed French doors to the South facing terrace. This room enjoys both garden, rural and sea views.

FIRST FLOOR LANDING

With access to boarded loft space same size footprint as the original house, electric light and approached by retractable ladder. Book shelves Recessed shelved airing cupboard, hot water cylinder and electric immersion heater.

GUEST SUITE/BEDROOM 1

Door to Entrance Lobby with doors to bathroom and to the bedroom, facing South and West, with far reaching views of the garden and Downs. En-suite bathroom and shower.

BEDROOM 2

French doors opening to a Juliet balcony with extensive Southerly views of the garden and Downs and a further view of The Solent. Free standing wardrobe.

BEDROOM 3

Magnificent South facing country views. Free standing wardrobe and cupboard. This room would also make a further study.

STUDY

North, East and West facing elevations with panoramic Solent views. A superb room to watch the busy activity on The Solent waterway. Built in bookcases.

BATHROOM

With sea views. White suite comprising bath with shower fitment over, wash hand basin and WC. Tiled walls, range of cupboards with shelving over, vanity mirror flanked by cupboards with light unit over.





OUTSIDE

There is a good-sized front garden with raised borders and ornamental shrubs. Gravelled area with ample parking for several cars giving access to an INTEGRAL GARAGE 12'3 x 23'8, space for one car, storage, range of built-in shelves, workbench, power, light, roof space and door to rear garden. The rear garden is a feature of the property and faces South, with extensive lawns, a small orchard and fine countryside views. Adjacent to the house is an attractive terrace and loggia, a pumped water feature through the rockery and underground water storage tank. There is central paved pathway and a wide variety of ornamental shrubs and trees, including fruit trees. An approximate 90' length of wall runs along the East boundary. Much of the garden is laid to lawns and the garden and views have a continental feel to them.

TENURE Freehold

SERVICES All mains services are connected to the property.

COUNCIL TAX Band E.

EPC Rating D.

POSTCODE PO41 0UR

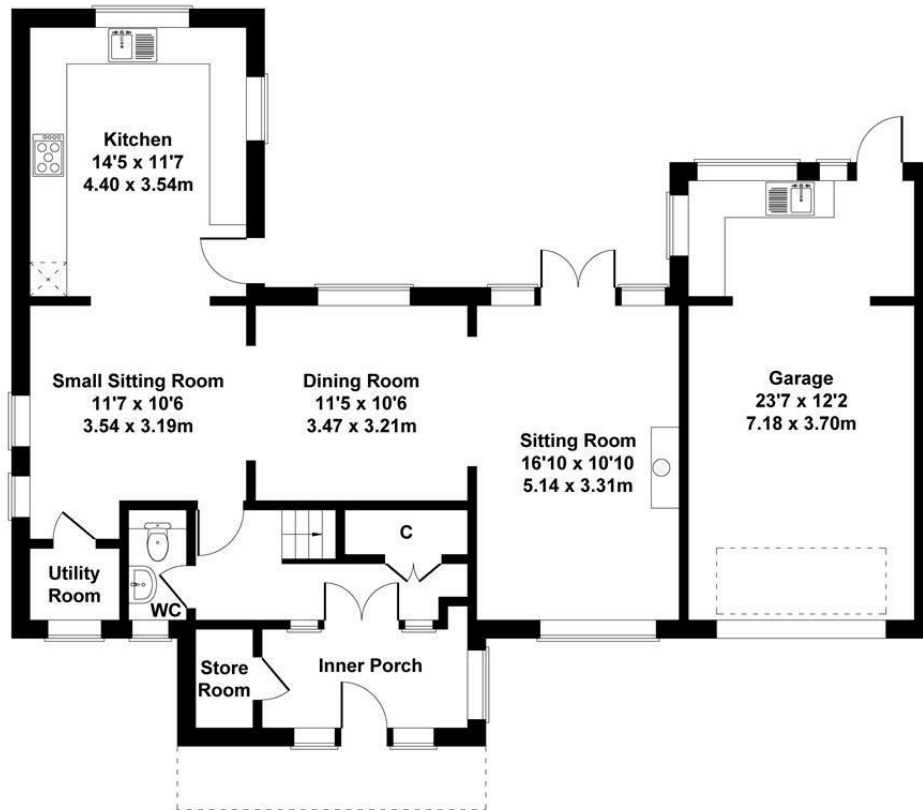
Viewings All viewings will be strictly by prior arrangement with the sole selling agents, Spence Willard.



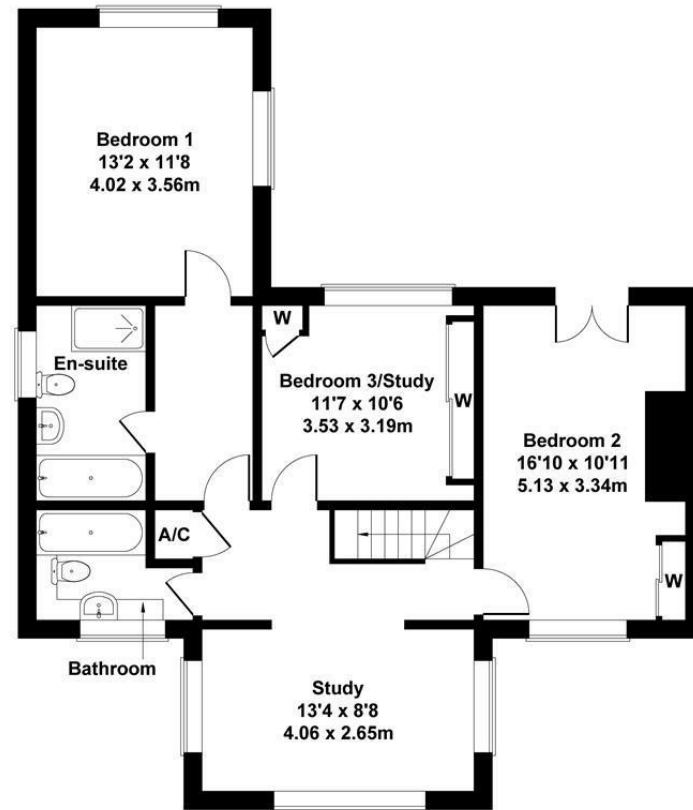


Amulet, Yarmouth, Isle Of Wight

Approximate Gross Internal Area
2034 sq ft - 189 sq m



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

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). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.