

SPENCE WILLARD



Rookmead, Wellow, Isle of Wight

A well-presented four-bedroom house with a high-quality annex and a fabulous garden—all around two miles from the harbour town of Yarmouth.

VIEWING

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Built in the late 1980's in Tudor style, with a great deal of careful design which ensured features such as exposed beams, great views and high-quality outbuildings are enjoyed by this exceptional detached house. Rookmead is very well located - the historic harbour town of Yarmouth is less than 5 minutes' drive from the property, where there is an excellent range of boating facilities, mainland ferry connection, shops, restaurants, pubs and yacht clubs.

The sitting room in the home has a triple aspect and an impressive brick-built fireplace with a Jet Master fire. With the addition of a large conservatory to the rear, providing plenty of light and open space. The views to both front and rear overlook the surrounding countryside, with pastureland directly to the rear of the house. Southerly views are up towards The Downs in the distance.

The first floor has four bedrooms, and a family Bathroom and shower, as well as a master bedroom bathroom-suite with a bath/shower. All the rooms on this floor enjoy fabulous, long-range views and Solent glimpses.

The current owner has upgraded a substantial outbuilding, into a fabulous guest annex. There is a kitchen, sitting room/diner, shower room and large bedroom on the first floor which offers fine southerly country views.

To the outside of the home, there is a large, gravelled driveway to the front, with a hard standing space next to the annex, ideal for a caravan or boat given the proximity to the sailing facilities at Yarmouth, or additional parking for further vehicles if need be. The rear garden has an attractive stone wall bordering the garden and offers a wealth of mature plants and fruit trees. Backing on to fields, the views are beautiful and really give you that sense of countryside.

A good-sized timber workshop has been constructed which is insulated with power and a large garage to the front with power.

Tenure Freehold

Council Tax Band F

EPC Rating E

Postcode PO41 0SZ

Viewings Strictly by appointment with the agent, Spence Willard.

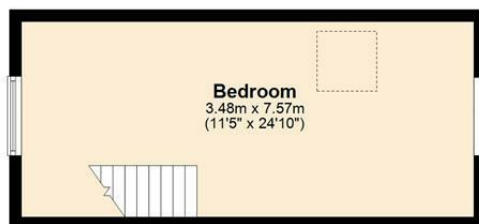






Rookmead Annexe First Floor

Approx. 26.3 sq. metres (283.6 sq. feet)



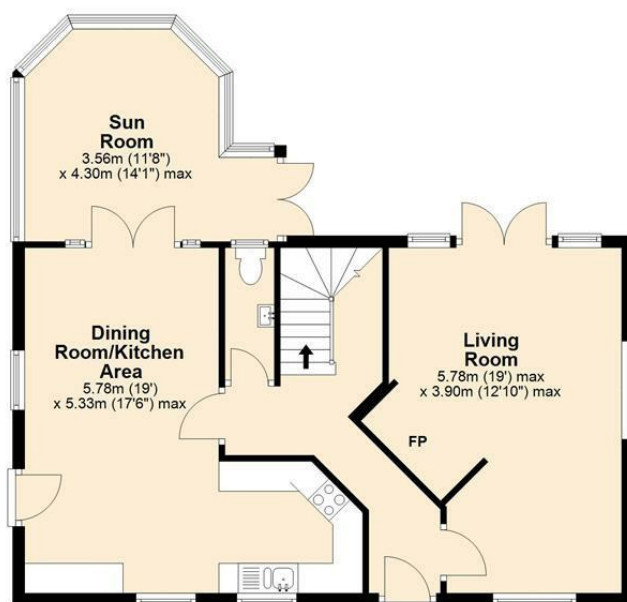
Rookmead Annexe Ground Floor

Approx. 30.9 sq. metres (332.1 sq. feet)



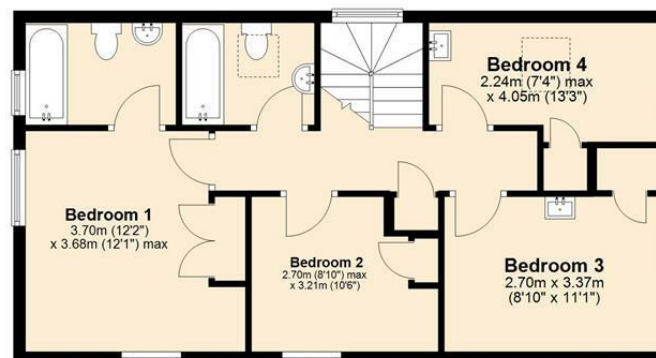
Ground Floor

Approx. 70.4 sq. metres (757.5 sq. feet)



First Floor

Approx. 59.9 sq. metres (645.2 sq. feet)



Total area: approx. 187.5 sq. metres (2018.3 sq. feet)

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Rookmead, Main Road, Wellow

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