

SPENCE WILLARD



Little Dashwood, 6 The Mount, Yarmouth, Isle of Wight







# *Little Dashwood has been the subject of a significant and thorough upgrade during 2024, which has delivered a magnificent house enjoying a frontline position*

VIEWING:

YARMOUTH@SPENCEWILLARD.CO.UK

01983 761005

WWW.SPENCEWILLARD.CO.UK



The property offers impressive sea views from its elevated position and the extensive refurbishment programme which has delivered a truly awesome house with four double en-suite bedrooms, a new balcony, and major reconfiguration throughout. The principal dining/sitting room has been divided which has created a more usable layout. A new feature fireplace with electric optimist log stove gives a cosy feel to the sitting room. A wonderful feature stairwell is located at the north-eastern corner of the house with amazing sea views and leads up to the large sitting/dining/kitchen room, a large cloakroom and a good-sized utility room leading off the kitchen.

There is off street car parking in front of the double garage which has new power roller garage doors and a new floor. A wonderful new pergola has been constructed on the southern side of the house and a major re-landscaping of the main garden has just been completed with a quality new garden cabin in addition to a large garden shed.

The property is located just a short walk from central Yarmouth, the ferry terminal, and all amenities the town has to offer. It enjoys a truly impressive aspect with long range country views to the south over Rofford Marsh and The Downs beyond whilst offering awe-inspiring sea views to the north with the New Forest National Park shoreline in the distance.

This freehold property provides very well laid out, spacious and flexible accommodation which would be well suited as a permanent family home, or for holiday use. There are good ceiling heights and large rooms - most of which enjoy fabulous sea views and makes this property wonderfully light and airy. The bedroom layout has seen some recent re-configuration and are all positioned on the ground floor - all of which are double bedrooms with good quality en suite facilities.



#### GROUND FLOOR

**BEDROOM 1** has a large built-in wardrobe, Venetian blinds, en suite bathroom with large rain and direct shower, vanity unit with mirror over with shaver points, WC. Dual fuel towel rail.

**BEDROOM 2** is fitted with Venetian blinds, en suite with large rain and direct shower, vanity unit with mirror over with shaver points, WC. Dual fuel towel rail.

**BEDROOM 3** (Principle) Venetian blind, en-suite with bath with mixer taps with shower attachment, vanity unit with drawers, mirror over with shaver point. Dual fuel towel rail.

**BEDROOM 4** (currently a dressing room) with triple mirror built in wardrobe, Venetian blinds, en-suite bathroom with large walk in rain and direct shower, built in vanity unit with mirror over, shaver points, dual fuel large towel rail, WC.

Bedroom 3 and 4 are currently used as a master suite with his and hers bathrooms but could easily be used as separate rooms. New carpets throughout the ground floor are included.

#### FIRST FLOOR

Comprises of a stunning large **OPEN PLAN KITCHEN/DINER** with hidden sliding doors into a separate sitting room. The kitchen is fully fitted with quartz worktops, full size inbuilt fridge, self-extracting Neff hob, built in Neff oven, dishwasher, double butlers sink, under cupboard lighting. Adjacent is a well-equipped and upgraded **UTILITY ROOM** with fitted units, space for washer and dryer, full-size in-built freezer and butlers sink. The large **CLOAKROOM** area has a cupboard housing the boiler and cupboard housing water tank. Built in storage cupboard, vanity unit and WC. Dual fuel towel rail.











All windows upstairs and landing have motorised blinds, except for laundry, cloakroom and kitchen.

Little Dashwood is well finished externally with a modern composite weather board cladding and plenty of oversized windows under a cutting-edge zinc roof system that's been applied to the house and the **DOUBLE DETACHED GARAGE**. The garage is located to the south side of the property which has power, light etc. There is space for off street car parking in-front of the garages.

One of the main features of the property is its light and airy space with views across the Solent which are constantly changing with regular yacht racing taking place right in front of the house and cruise ships and navy ships passing by.

#### **OUTSIDE**

There is a low maintenance and professionally re-landscaped garden that surrounds the property. New paths have been constructed and a large new terrace on the northern side of the house with a pedestrian gate for easy access to the waterfront for walking and water sports. A large **SHED** with power and light, a newly built cabin with power and light (used as an outdoor kitchen). Courtesy lights on the steps and outside the double garage. There are cables around the house ready for any extra lights.



Little Dashwood is well located on the edge of the town, but within the settlement of Yarmouth and is about a 5-minute walk to the town centre with facilities such as shops, pubs, and restaurants as well as the attractive historic Harbour and regular ferry services to Lymington. The sea frontage is within 100m of the property, where there is also access to the 70+ miles of coastal footpath.

**SERVICES** The property has mains water, gas, electric and drainage. A modern gas fired hot water system serves the property and gas central fired heating is found throughout.

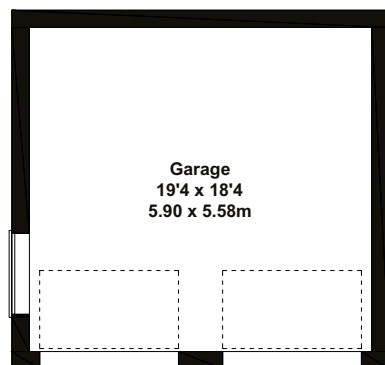
**TENURE** The house and garden are Freehold.

**COUNCIL TAX** Band F

**EPC** Rating C

**POSTCODE** PO41 ORB

**VIEWINGS** Strictly by appointment with the sole selling agents, Spence Willard.



**GARAGE**

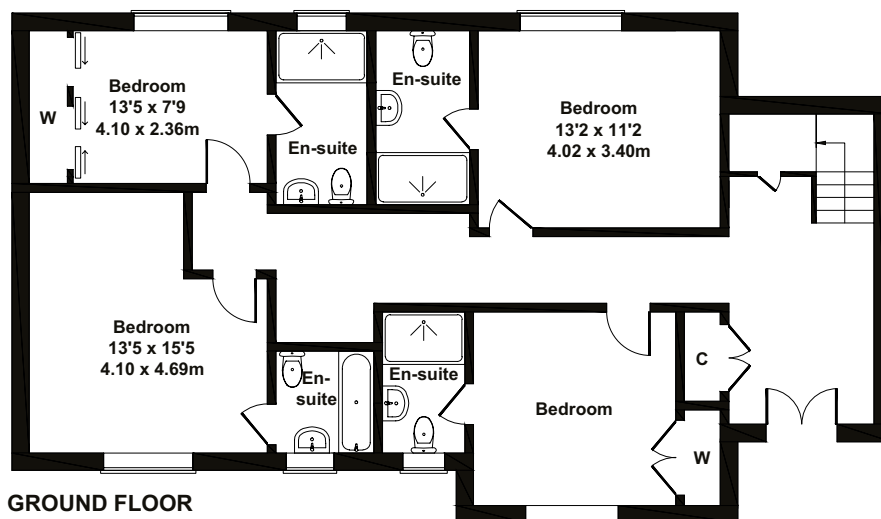
## Little Dashwood

Approximate Gross Internal Area  
2605 sq ft - 242 sq m

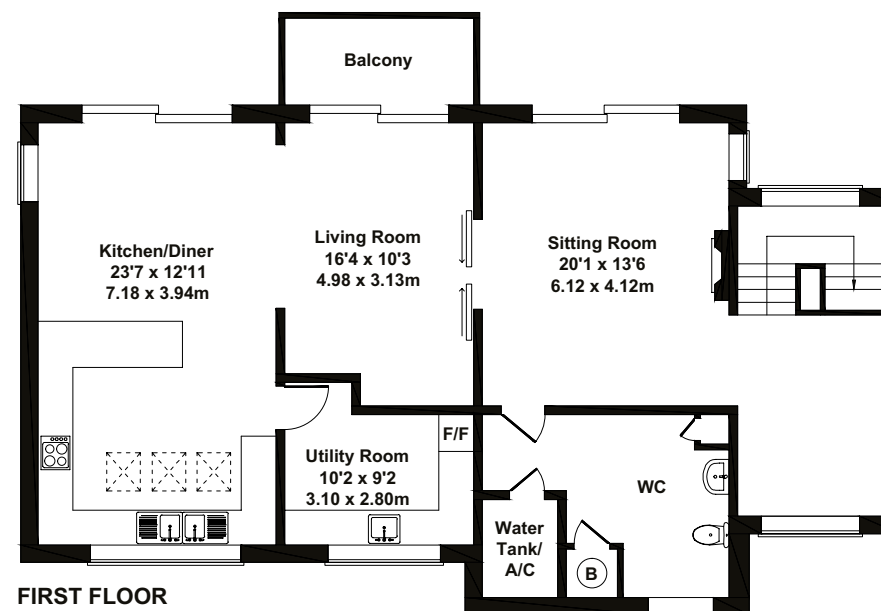
### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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



**GROUND FLOOR**



**FIRST FLOOR**





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.