

SPENCE WILLARD



Windward, Yarmouth, Isle of Wight



*A rare opportunity to acquire an exceptionally well located, immaculately presented, two bedroomed, residence with planning permission for major enlargement.*

VIEWING

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Located in a prime location in the centre of Yarmouth's Conservation Area this detached bungalow is uniquely available and has the benefit of off street car parking spaces and an enclosed garden. Windward has received planning permission in June 2023 to be extended at the rear and side of the property. This would make a significant difference to the size of the property. Please do contact the Yarmouth office of Spence Willard for full details/plans for the permission or look on the Isle of Wight Planning Portal website and use the reference 23/00607/HOU to locate the information.

The accommodation itself comprises of a fabulous open plan sitting room/kitchen diner with plenty of natural light. There is a door leading out onto the good-sized rear garden. There are two double bedrooms and a shower room with pedestal wash hand basin and WC. A quality fitted kitchen was installed a few years ago and there is a spacious hallway and equally spacious boarded attic.

Yarmouth is an historic and sought after harbour town, with excellent sailing facilities and a car ferry service to Lymington. It is surrounded by countryside of Outstanding Natural Beauty, including the unspoilt Yar Estuary and nearby footpaths give access to miles of countryside. Windward is around a two-minute walk from the town's shops and amenities. The ferry terminal to Lymington is also very close by.

**ACCOMMODATION** Front door with covered porch to hallway to:-

**HALLWAY** Storage cupboard housing the boiler.

**SITTING ROOM/KITCHEN DINER** West facing with attractive views over the private rear garden.

**KITCHEN** With a range of wall and base units, integrated cooker and hobs with extractor hood over. Lovely West facing views over the garden. Door to garden.

**BEDROOM 1** Good sized, East facing double bedroom with a pretty aspect over St James Street



**BEDROOM 2** Spacious, East facing double bedroom with a pretty aspect over St James Street.

**BATHROOM** Fully tiled with shower, wash hand basin and WC.

**OUTSIDE** To the front of the house is off street car parking for two cars. There is a wide side access to the rear garden and back door. The professionally landscaped garden is mostly laid to patio surrounded by borders with mature shrubs. Shed.

**SERVICES** Mains water, gas, drainage and electricity are connected to the property.

**EPC RATING** D.

**POSTCODE** PO41 0NU

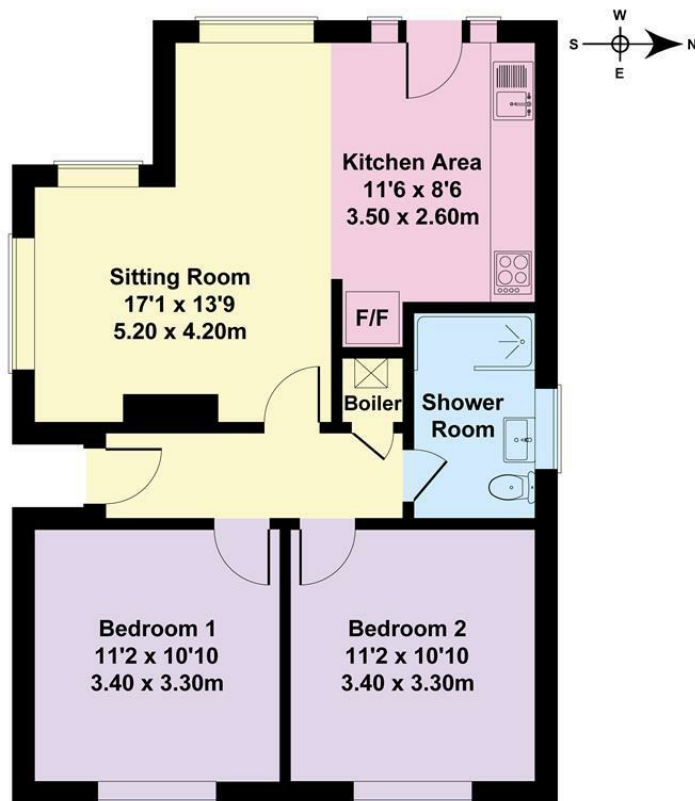
**VIEWINGS** Strictly by appointment with the sole selling agents, Spence Willard.





# Windward, Yarmouth

Approximate Gross Internal Area  
667 sq ft - 62 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. 2025**



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