

SPENCE WILLARD



Little Massetts, Yarmouth, Isle of Wight

A beautifully situated 5-bedroom period coastal home set in secluded grounds within the Area of Outstanding Natural Beauty, extending to just over 4 acres and around 100m from The Solent foreshore and the Isle of Wight coastal footpath.

VIEWING

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Little Massetts is located in an exclusive part of West Wight and occupies a truly tranquil setting, well away from main roads and the grounds extend to close to the water's edge with a small nearby secluded beach and bay - ideal for swimming, fishing and walking. This is a well-kept substantial house and offers a new owner a unique opportunity to acquire a beautiful family house that would now benefit from some modernisation.

The setting is exceptional with a mature and majestic oak tree woodland as a backdrop to the beautiful garden, which is mainly laid to lawn with plenty of space around all sides of the house. There are 4 double bedrooms and a single bedroom/study on the first floor. This substantial, detached house has two attached garages (one is used as a workshop) and there is a further storage outbuilding at the end of the garden, on the edge of woodland. Whilst occupying a wonderful rural position, Little Massetts benefits from being on the mains gas connection and the property has gas central heating.

There is an attractive south facing sitting room with a multi-fuel stove, large sunroom, separate breakfast room and a good-sized kitchen diner with gas fired aga and rear door into the garden. There is a ground floor w/c and an attractive hallway with plenty of period features and fittings. The first floor is comprised of two large bedrooms and a third single; they benefit from a sink, built in storage (not in the single bedroom) wardrobes and deliver extensive views across the garden. There is a large family bathroom with w/c, wash hand basin and good sized airing cupboard. The second floor comprises two further double bedrooms with plenty of eves storage cupboards.

Accessed via a shared private road, Little Massetts is just over 1 mile from the picturesque harbour town of Yarmouth with its range of shops, restaurants, sailing facilities and mainland ferry links to Lymington. For walking into Yarmouth, much of it has pavement alongside the road which also connects to the coastal footpath below the View Point Car Park. The coastal path passes close by and allows access to some world class coastal, and country walks directly from the property.

The property is believed to originate from around 1922 and provides a

characterful and deceptively spacious family home set in delightful mature gardens mainly laid to lawn, with wonderful oak trees. The grounds are a particular feature with lawned gardens, interspersed with well planted borders along with a greenhouse and garden shed.

OUTSIDE

The property is approached over a gravelled driveway, over which certain other properties within the area have a right of access. To the front of the house is a gravelled parking area for multiple cars.

The captivating gardens provide an exceptional setting for Little Massetts with lawns over which the house does enjoy a fine aspect to the east, south and north.

ACCESS/DIRECTIONS

Access to the property is via The Avenue and Marine Drive. Little Massetts is about 200m from the Newport Road. By car, from the Spence Willard Yarmouth office in The Square, drive out of the town heading eastwards on the Tennyson Road leading onto the Newport Road. Pass the Viewpoint Car Park and Port La Salle on your left hand side. Take the third of turning on your left hand side. Little Massetts is located on the right side about 200m from the Newport Road. Yarmouth has a wide range of amenities including shops, two vibrant sailing clubs, mainland ferry service, boatyards and berthing facilities.

SERVICES

Mains water, electricity and mains gas. Private drainage.

POSTCODE

PO41 0XH

TENURE

FREEHOLD.

EPC RATING D.

Council Tax Band F.

Viewings

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







Little Massetts



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 LANDMARK INFORMATION Plotted Scale - 1:1250. Paper Size - A4

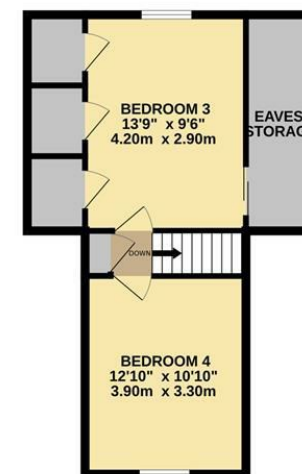
GROUND FLOOR
1373 sq.ft. (127.6 sq.m.) approx.



1ST FLOOR
638 sq.ft. (59.2 sq.m.) approx.



2ND FLOOR
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 2454 sq.ft. (228.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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