

SPENCE WILLARD



Willoughby, Norton, Isle of Wight

Located in what is arguably one of the most sought-after plots in Westhill is a 3-bedroom bungalow, situated in a quiet, elevated position on the outskirts of Yarmouth with an enclosed garden and all within easy walking distance of the beach.

VIEWING

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Willoughby occupies a truly stunning location within a fabulous plot and is located at the upper end of Westhill. The property benefits from a linked garage and three good sized bedrooms – the main bedroom offers fine views across the large front garden. Willoughby is available on the market for the first time in over 3 decades and now offers a new owner the opportunity to put their stamp on this wonderful property. Parts of the property would now benefit from being modernised and offers an excellent layout with well-proportioned rooms with an attractive entrance hall. The sitting room benefits from a large window offering a fantastic view of the garden.

Over the years Willoughby has been well cared for with parking in front of the garage building, and a useful garden area along the east side of the house – perfect also as a workshop. Sitting perfectly within its plot with garden on all four sides, there is plenty of space to extend (subject to obtaining any necessary planning consents), should more internal space be required.

The property benefits from versatile living accommodation and lovely views over its garden and the front elevations. It is enclosed with a mature hedge on two sides with part of the original period wall from the walled garden to West Hill House on the one side. This wonderful hedge delivers a high level of privacy in the garden.

There are 3 bedrooms, one of which would make a perfect study or craft room and the principal bedroom has a wash hand basin – they all enjoy a good outlook. There is a spacious and well landscaped garden to the rear and further garden in front of the house. A large pond is located in the centre of the rear garden and a partially covered raise sitting terrace that is accessed from the back door. Between the principal rooms and the garage is a very useful hallway with access to a further w/c and doors off to the garage. There is a family bathroom with bath and separate shower with w/c and wash hand basin.

Graeme Road is a short drive or an attractive walk from the centre of Yarmouth, where a good selection of shops, pubs and restaurants can be found, along with a frequent car ferry service to the mainland. Fort Victoria Country Park offers many different coastal and woodland walks that lead on to other areas of the West Wight.

HALLWAY

Willoughby benefits from an attractive and spacious hall. Door to garage and access through to rear door into the main garden.

ACCOMMODATION

Front door leading to a large inner hall, which connects the house to the garage and provides storage with a w/c. Door to:

KITCHEN

With a good range of wall and base units. Door leading through into.

SITTING ROOM/DINING ROOM

A large dining room which links through to the south facing sitting room through double doors. The sitting room enjoys great views of the rear garden. There is a door leading to:-

BEDROOM 1

A large double bedroom with fabulous views over the front garden. A good sized, double room with excellent natural light, WASH hand basin and good views from the elevates position. Built in storage.

BEDROOM 2

Double bedroom, with build in storage.

BEDROOM 3

A perfect guest bedroom with good views. Would also make a good study.

BATHROOM

Partly tiled with shower, bath and wash hand basin and w/c.

OUTSIDE

The property occupies an excellent plot with great features. It has a stunning, good-sized front and rear garden. Much of the garden is laid to lawn with well stocked mature borders with large, well-kept hedging and a pond.

TENURE

Freehold.

SERVICES All mains services are connected to the property.

EPC Rating D

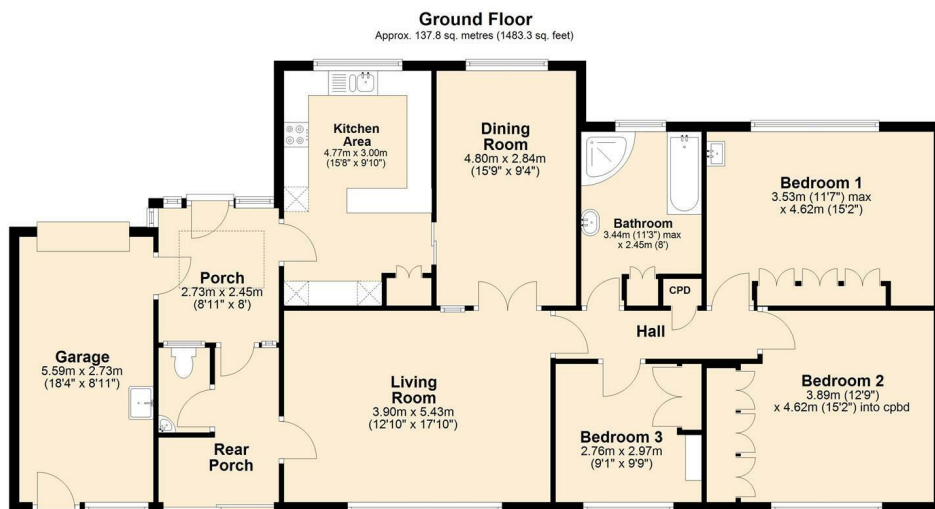
COUNCIL TAX Band E

POSTCODE PO41 0RX

VIEWINGS

Strictly by appointment with the selling agents: Spence Willard





Total area: approx. 137.8 sq. metres (1483.3 sq. feet)

SKETCH FOR ILLUSTRATIVE PURPOSES ONLY. All measurements, walls, doors, windows, suites, fittings and appliances, sizes and locations are approximate only. They cannot be considered as being a representation by the seller or agent. Some appliances, suite or other iconography may not reflect the actual design present and are for indicative purposes only. Plan produced by Silver Arch Group www.silverarchgroup.co.uk Plan produced using PlanUp.

Willoughby, Graeme Road, Yarmouth



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