

SPENCE WILLARD



Mallard House, Yarmouth, Isle of Wight

An immaculate and truly striking contemporary, 4-bedroom house with long range southerly views, parking for more than 4 cars and a garage – all located in a sought after part of this historic harbour side town.

VIEWING

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Mallard House has been the subject of a major refurbishment over the past 24 months, by a builder of a high repute. This cutting-edge house has been finished with a blend of render, timber and glass. The property has been significantly enlarged to the south, which has delivered a stunning open plan kitchen/diner on the ground floor and a main principal bedroom with vaulted ceilings and wonderful views across the marshes and Downs beyond. Off the principal bedroom there is a large balcony which offers magnificent views.

Mallard House is located in a highly desirable part of Yarmouth, a stone through from the River Yar Estuary foot/cycle path leading to Freshwater. Yarmouth has an excellent range of amenities and facilities including a yacht & sailing clubs, shops, pubs, restaurants and the ferry terminal link to Lymington which connects to the railway network. Off The Rails Restaurant is a short walk from the property.

The property is 'turn key' allowing a new owner to move into what feels like a brand new house. This sophisticated property has been tastefully developed and has traded well on the holiday lettings market. There are four bedrooms with three on the first floor and a fourth on the ground floor, which would also make for a superb study. The kitchen/diner is a masterpiece with large doors opening onto the newly created rear terrace and garden beyond. There is an impressive central island with integrated hobs in the bespoke kitchen with wine chiller and built in ovens. The kitchen area opens up into a superb dining area with a further room leading off which is currently used as a sitting room.

This exceptionally well-designed house benefits from a large entrance hall, utility room and plenty of storage. The ground floor bedroom has en-suite facilities and there is a large family bathroom on the first floor.

Outside The front of the house (north side) there is a large concrete hard standing for multiple cars. An attractive timber porch overhangs the front door. Furthermore, there is a side concrete drive (east side) of the house allowing for more parking, which leads to the garage.

The rear garden is mainly laid as a newly laid lawn. The garden is south facing and offers a new owner a blank canvas to create their own bespoke garden layout. It occupies an elevated position with fine views.

Services All mains services are connected to the property.

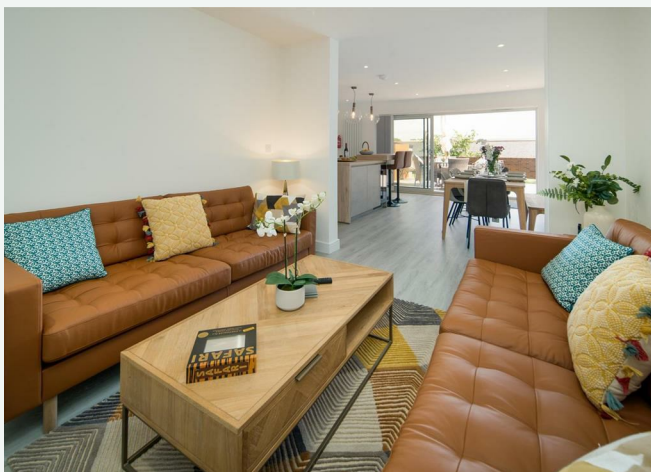
Council Tax Band D.

EPC Rating ?

Postcode PO41 0QS

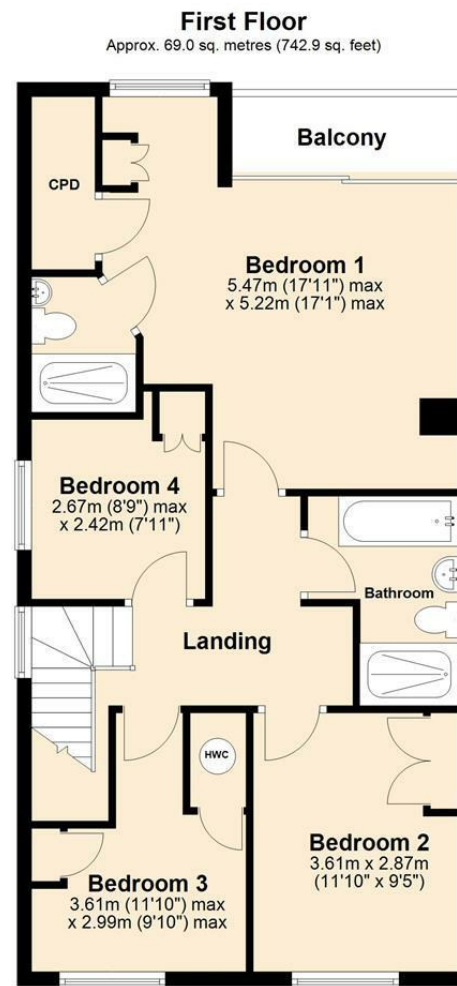
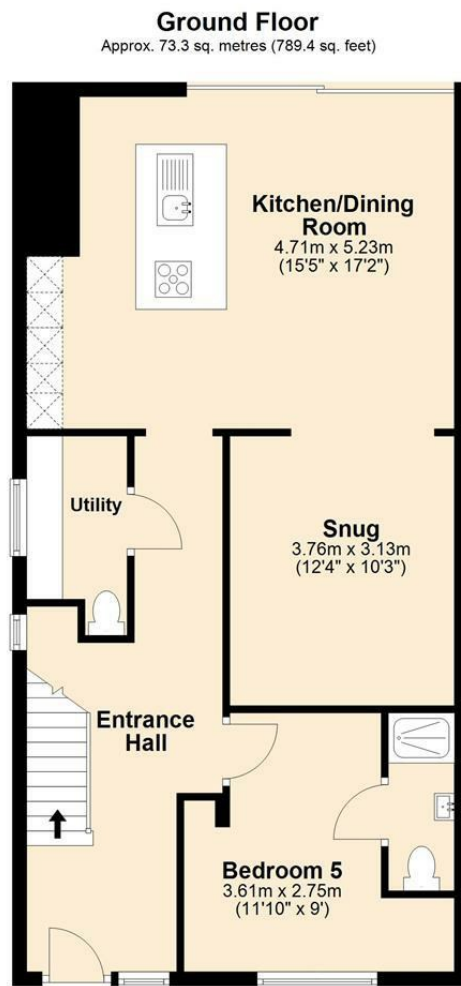
Tenure Freehold. Heytesbury Road is un-adopted.

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









Total area: approx. 142.4 sq. metres (1532.3 sq. feet)

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Plan produced using PlanUp.

7 Heytesbury Road, Yarmouth

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