



*Susan Payne*  
PROPERTY

PROUDLY PRESENT FOR SALE



# The Pool House

Shanklin Road, Sandford, Isle of Wight PO38 3EU



**£550,000**  
FREEHOLD



Perfectly positioned in the hamlet of Sandford, this spacious holiday home, boasting three bedrooms, a large landscaped rear garden and driveway parking, is conveniently located for local amenities and the coastal towns of Ventnor and Shanklin.

- Beautifully presented detached single-storey home
- Approved for holiday/second home use
- Contemporary neutral décor throughout
- Driveway providing private off-road parking
- Network of rural footpaths on the doorstep
- Stunning rear garden with terraces and a stream
- Flowing layout with an open-plan living area
- Surrounded by stunning countryside views
- Gas central heating and double-glazed windows
- Close to Godshill village amenities

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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Originally constructed as a pool house, and today presented to a high standard throughout, this spacious detached single-storey home has a large rear garden and backs onto a beautiful rural landscape. Upgraded by the current owners, recent works include the refurbishment of the wet room, cloakroom and ensuite bathroom, a new boiler and a remodelled kitchen to create an open-plan, social layout perfect for entertaining. The original pool structure has been retained beneath the floor, and now provides an abundance of useful storage.

The Pool House is conveniently located in Sandford, just on the outskirts of the quintessentially English village of Godshill, which provides a whole host of local amenities including a local school and a doctor's surgery, highly regarded pubs and restaurants, and a range of shops plus a post office. With its delightful medieval church, characterful thatched-roofed cottages and a winding main-street lined with traditional tearooms, the area is as picturesque as it is popular. There is easy access to a wide range of footpaths and bridleways, providing stunning walking and cycling opportunities through the countryside. The popular Red Squirrel Trail is easily accessible from the property which takes in estuaries and woodland, farmland and downland, and even a stretch of the Island's spectacular coastline. The property benefits from main road links to the larger towns of Newport, Shanklin and Ventnor, and regular public transport connections are provided by the Southern Vectis bus service.

This charming holiday home comprises a welcoming porch, large lounge/diner which is open plan to the kitchen, an inner hall leading to a wet room and a cloakroom, and three double bedrooms, one of which is ensuite. Outside, there is a driveway with parking to the front and to the rear is a large garden complete with terraces, lawns, mature trees and a stream.

### **Welcome to The Pool House**

From popular Shanklin Road, a shared gravel driveway leads through mature trees and leads up to the front façade of The Pool House, where a door leads into the porch.

### **Porch**

The porch has a ceiling light, white décor and a hardwearing carpet, and is the perfect spot for coats and shoes. A glazed door leads into the living area.

### **Open-Plan Living Area**

*26'2 x 23 (7.98m x 7.01m)*

Surprisingly spacious and light, the living area has plenty of room for large furniture and is arranged around a fabulous woodburning stove. A trio of windows look over the driveway, and combine with two pairs of French doors, which provide spectacular garden views, to fill the room with natural light. There is soft neutral décor, a mix of pendant and wall lighting, and the living area also benefits from a contemporary vertical radiator. Doors lead to all three bedrooms and to the washroom lobby, and the space is open-plan to the kitchen.

### **Kitchen**

*18'9 x 13'3 (5.72m x 4.04m)*

Recently remodelled to the open-plan layout, the kitchen has a peninsula with stools that creates a wonderfully social space. Units are a useful mix of floor and wall cabinets, finished in contemporary light grey, complemented by white granite effect worktops. There is an integrated 1.5 bowl sink and drainer with a mixer tap, integrated gas hob with hood over and an electric oven, plus plenty of space for a large fridge-freezer. The kitchen has a window to the front aspect, recessed spotlights and a feature pendant light over the peninsula. A tall cupboard is home to the recently upgraded Glow-Worm combination boiler, and the kitchen is finished with a wood-effect vinyl floor.

### **Washroom Lobby**

Providing lots of useful storage, the washroom lobby also gives access to the wet-room and to a cloakroom. The vinyl flooring continues from the kitchen, as does the neutral décor.



### **Wet-Room**

The wet-room is fully tiled in a neutral tone, with feature mosaic detailing, and benefits from a large rainfall shower, a wall mounted basin with a mixer tap and illuminated mirror over, and a heated chrome towel rail. There is a window, and a built-in tall cupboard which is home to the water tank.

### **Cloakroom**

The good-size cloakroom has been recently refurbished, with neutral tile walls with mosaic detailing over a wood effect vinyl flooring. There is a smart white vanity basin with a mixer tap and storage under, a low-level WC and a heated chrome towel rail. The cloakroom also has a window with patterned glass for privacy.

### **Bedroom One**

*16'5 x 15'3 (5.00m x 4.65m)*

The generously proportioned principal bedroom benefits from French doors providing an abundance of natural light and fabulous garden views. Décor is a mix of natural brick and neutral tones, with wall lighting and a carpet running throughout the room, and doors lead to a large storage cupboard and into the ensuite.

### **Bedroom Two**

*20'11 x 12'8 (6.38m x 3.86m)*

Bedroom two also has French doors which make the most of the garden views, and is presented in a mix of natural brick, neutral tones and a carpet. A free-standing roll-top bath sits on a tiled plinth and is perfectly positioned to enjoy the green views across the garden. Bedroom two also benefits from a radiator and wall-lighting.

### **Bedroom Three**

*17'4 x 9'3 (5.28m x 2.82m)*

Another well-proportioned bedroom, with a window out to the front aspect, neutral walls and a carpeting, a radiator and twin pendant lights.

### **Outside**

To the front, the driveway sweeps up towards the house and spans the front elevation, providing plenty of parking. A side path connects front and rear outside spaces. To the rear, there is a terrace which connects the living and bedroom spaces, and provides the ideal home for a hot tub. Steps lead down from the terrace. The garden is mostly laid to lawn, dotted with beautiful mature shrubs, borders and trees including Poplar, Sycamore, English Oak and Horse Chestnut, creating a haven for wild birds, rabbits and squirrels. At the lowest point of the garden, a characterful stream meanders through the land, with footbridges at either end, and there is a further decked terrace which provides the perfect alfresco dining area.

The Pool House presents an enviable opportunity to purchase a surprisingly spacious, well presented and maintained holiday home, set in the most idyllic of rural village locations. An early viewing is highly recommended with the sole agent Susan Payne Property.

### **Additional Details**

Tenure: Freehold

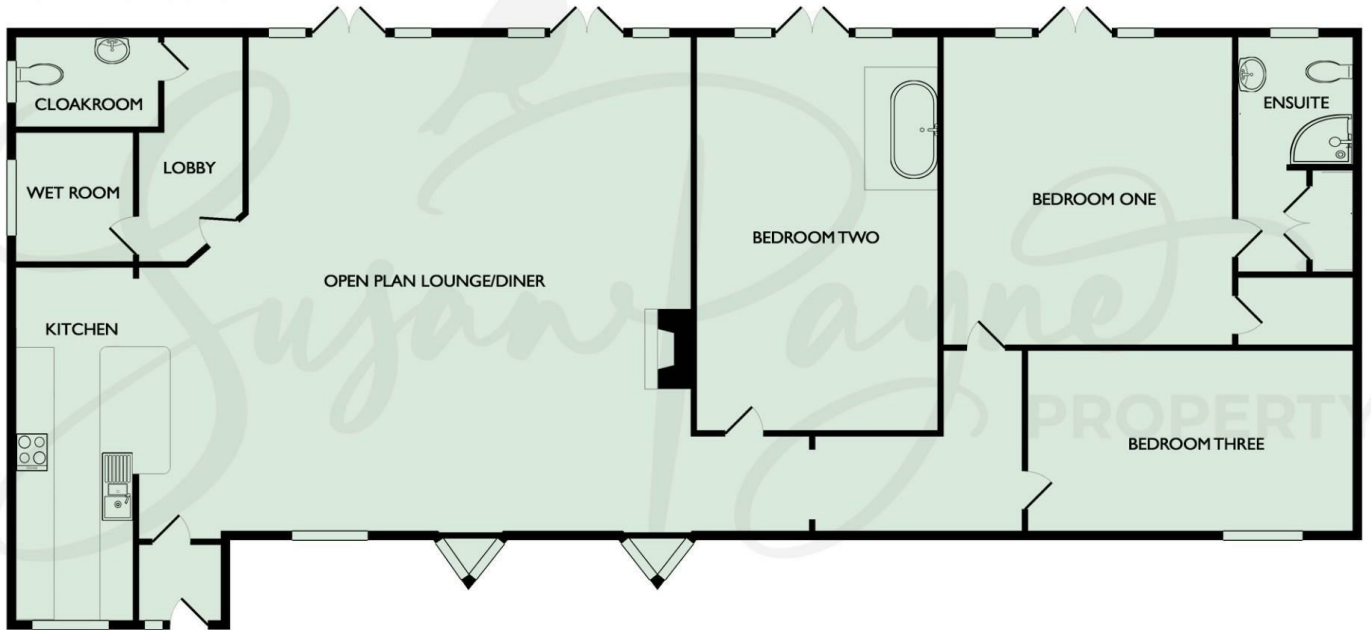
Occupancy: Owners may enjoy year-round occupancy, provided they have a primary UK address registered for council tax.

Council Tax Band: E

Services: Mains water, gas, electricity and private drainage, which is shared with the neighbouring property.



Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Agent Notes:

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