

Susan Payne  
PROPERTY

PROUDLY PRESENT FOR SALE

# The Willows

School Lane, Arreton, PO30 3AD



£800,000  
FREEHOLD



Occupying a generous plot in the rural village of Arreton, this deceptively spacious four-bedroom home comes complete with a one-bedroom annexe and approximately three acres of land.

- Four-bedroom single-storey home
- Approximately three acres of additional land
- Separate outbuilding/barn
- Double garage & ample driveway parking
- Semi-rural village location
- Attached one-bedroom annexe
- Secluded, semi-rural location
- Spacious, wrap-around gardens
- Versatile, beautifully presented accommodation
- Convenient for the principal town of Newport

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

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Offering the best of both worlds, The Willows enjoys a peaceful position at the end of a rural lane whilst being just a short ten-minute drive to plenty of amenities in the Island's capital town of Newport. The property occupies an extensive plot, measuring approximately four acres, which incorporates secluded wrap-around gardens with beautiful seating areas, and a generous piece of land surrounded by glorious countryside views, providing a perfect opportunity for equestrian use. Another significant feature of this property is an attached annexe providing self-contained, one-bedroom accommodation with an en-suite, an open plan kitchen-living space, and a conservatory - a perfect solution for family members requiring independent space or a letting opportunity.

With its beautifully presented interiors, the accommodation in the main home provides a stylish and welcoming environment featuring a contemporary kitchen with integrated appliances, and ample living space provided by a living room with a cosy log-burning stove and a large conservatory overlooking the pretty garden setting. From the kitchen, a hallway extends to a beautiful, fully equipped bathroom and four double bedrooms with one benefitting from a walk-in wardrobe and another with a private cloakroom.

Furthermore, the gardens include a large outbuilding providing a fantastic opportunity to be converted into stables or an additional annexe for holiday letting, and to the front of the property is a double garage plus a driveway offering parking for several vehicles.

Tucked away next to a bridleway within the popular village of Arreton, the property is well-connected to the surrounding countryside. The historic Arreton Valley runs through the rural heart of the island and has been a centre for agriculture for hundreds of years. The village has a primary school, two highly regarded inns, a renowned farm shop and a post office, while the amenities of the county town of Newport are just a short drive away. Ferry links to the mainland from nearby Fishbourne and Ryde can be reached within a 20-minute drive from the property and the Southern Vectis bus route 8 passes through the village on its way between Newport and Ryde via Sandown and Bembridge.

### **Welcome to The Willows**

Via School Lane, The Willows is nestled away at the end of a private lane providing a private, peaceful environment, and has a driveway with a detached double garage and a gravel area edged with charming picket fencing for additional parking. Passing a grass verge and steps up to the gravel area, a pathway from the driveway provides an approach to the annexe glazed door and a glazed door to the entrance porch to the main home.

### **Entrance Porch**

Presented with a grey wood-effect vinyl floor, this area has a glazed door giving access to the garden and a further glazed door to the kitchen.

### **Kitchen**

*16'4" x 10'6" (4.98m x 3.20m)*

With a window to the rear and an open doorway to the conservatory, the kitchen has a smart grey theme and is fitted with a range of modern cabinets with a dark quartz countertop incorporating a peninsula and 1.5 composite sink and drainer. Integrated appliances include a washing machine, a tumble dryer, a wine cooler, and a Neff microwave with a warming drawer beneath. There is also a stylish Rangemaster electric oven with a gas hob situated beneath a cooker hood. Additionally, one of the cabinets houses a gas boiler which was installed in 2018 and the room is finished with a high-quality vinyl floor in a grey wood effect.



### **Conservatory**

*22'4" x 8'0" (6.81m x 2.44m)*

With a solid ceiling, this practical room allows for plenty of space to arrange a dining and lounge area and continues with the high-quality flooring from the kitchen. Glazing to the side elevation enjoys garden views and incorporates French doors to the garden patio. There is also a glazed door to the front elevation giving further garden access.

### **Living Room**

*19'0" x 12'6" (5.79m x 3.81m)*

A set of multi-pane double doors from the kitchen open to the living room which has a grey wall decor and a high-quality vinyl floor in a natural wood-effect finish. Glazed French doors open to the decked garden terrace and there is a characterful brick fireplace set with a log-burning stove.

### **Hallway**

Via a multi-pane door from the kitchen, the hallway has a striped carpet and a grey wall decor which continues to most of the bedrooms. A series of panel doors lead to:

### **Bathroom**

*12'3" x 7'6" max (3.73m x 2.29m max)*

This spacious, well-presented bathroom is finished with a gloss floor and wall tiling in natural shades and provides a large double shower cubicle with a rainfall-effect fixture and a double-ended spa bath. The suite is completed with a dual flush w.c. beneath an opaque window to the front aspect and a pedestal hand basin with a wall-mounted mirrored cabinet above. Lit by recessed spotlights, the room also has a loft hatch and two chrome heated towel rails.

### **Bedroom One**

*12'3" x 10'6" (3.73m x 3.20m)*

This carpeted, double bedroom benefits from a walk-in wardrobe and French doors providing a lovely connection to the rear decked terrace.

### **Bedroom Two**

*12'2" x 10'5" (3.71m x 3.18m)*

A further carpeted, double bedroom with a window to the front aspect and a door to:

### **En-suite Cloakroom**

Finished with striped vinyl flooring, this space provides a low-level w.c. and a pedestal hand basin with stone-effect splashback tiling.

### **Bedroom Three**

*12'2" x 10'5" (3.71m x 3.18m)*

This third, carpeted bedroom has a window to the front aspect and provides a spacious double size.

### **Bedroom Four**

*12'3" max x 8'3" max (3.73m max x 2.51m max)*

Providing a small double or single bedroom, this room has a window to the rear aspect and is presented with a wood-effect laminate floor plus neutral wall decor.

### **Annexe**

Attached to the side of the property, this self-contained annexe has an independent entrance door and comprises the following:



### **Entrance Hall**

This spacious entrance hall has a neutral wall decor and carpet which flows to the bedroom and living area. There is a fitted storage cupboard, a loft hatch, and doors leading to:

### **Double Bedroom**

*13'8" max x 11'6" (4.17m max x 3.51m)*

With a window to the front aspect, this carpeted bedroom offers a large double room and has a door opening to:

### **En-suite Shower Room**

*7'3" x 5'9" (2.21m x 1.75m)*

With an opaque window to the side aspect, this room is well-presented with grey, fully tiled walls and matching floor tiles and provides a double shower cubicle with a rainfall-effect fixture, a dual flush w.c. and a pedestal hand basin. Fitted with a chrome heated towel rail, the room also includes plumbing and space to install a washing machine.

### **Living-Kitchen Space**

*17'6" max x 15'11" max (5.33m max x 4.85m max)*

This open plan room features a carpeted lounge area and kitchen area with a tiled floor. The kitchen space is fitted with wood-style base and wall cabinets with a dark countertop incorporating a stainless steel sink and drainer beneath a window to the side aspect. There is space for a fridge-freezer and an integrated electric oven plus an electric hob beneath an extractor fan.

### **Conservatory**

*12'2" x 7'3" (3.71m x 2.21m)*

Offering an additional living space, this glazed conservatory has a polycarbonate roof, a tiled floor, and French doors to a rear garden.

### **Gardens**

Wrapping around the property, the fully enclosed gardens are mostly laid to lawn and provide a delightful range of seating areas featuring a fabulous, raised sun deck to the rear, a paved terrace to the side, and an additional decked terrace outside the garden outbuilding. Bordered by mature trees such as willow and palms, the gardens provide a wonderful natural environment for wildlife and include a dedicated, low-maintenance area for the annexe. A five-bar timber gate gives access to a piece of land.

### **Land**

Measuring approximately three acres, this piece of land provides a fantastic opportunity for equestrian use and has easy access to a public bridleway.

### **Outbuilding**

*25'3" x 14'0" (7.70m x 4.27m)*

Recently fitted with a new felt roof, this versatile, solid building was formerly a cow shed and was more recently set up as a garden bar for entertaining. With a double-glazed window and French doors to a decked terrace, this space also benefits from a cloakroom, plus power and lighting.

### **Garage & Driveway**

The double garage has three up-and-over doors with one at the rear and two at the front from the driveway which provides parking for two vehicles. A gravel area to the front of the property provides additional parking if required.

Set in a desirable rural location in popular Arreton. The Willows presents a rare opportunity to purchase a substantial, beautiful home boasting approximately three acres of land and plenty of versatile accommodation. A viewing with the sole agent Susan Payne Property is highly recommended.

### **Additional Details**



Tenure: Freehold

Council Tax Band: E

Services: Mains water, private drainage, gas central heating, electricity.

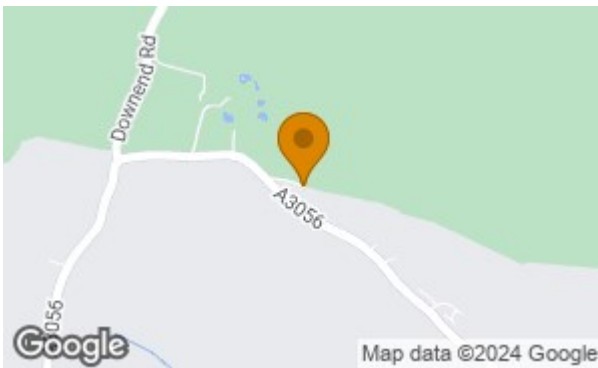


Ground Floor



\*Outbuilding not shown in actual location relative to house

Floorplan for illustrative purposes only and not to scale



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			
<b>England &amp; Wales</b>		66	77
	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			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		

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