



The Willows

School Lane, Arreton, Isle of Wight PO30 3AD



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**.



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

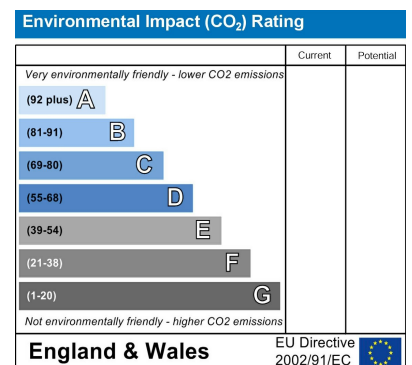
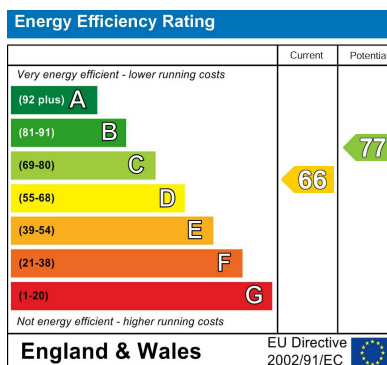
Services: Mains water, private drainage, gas central heating, electricity.



Ground Floor



Floorplan for illustrative purposes only and not to scale



Agent Notes:

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