

Meadow View

13 Linstone Drive, Yarmouth, Isle of Wight PO41 0RL



£500,000
FREEHOLD



A three-bedroom detached bungalow, complete with a garage and fabulous gardens, occupying a secluded, peaceful, corner spot in Norton, close to the beaches and within 15 minutes flat walk to the centre of Yarmouth.

- Detached bungalow in highly sought-after area
- Three bedrooms and spacious reception rooms
- Generous corner plot with beautiful gardens
- Driveway parking for multiple vehicles
- Moments from Fort Victoria Country Park and beaches
- Incredible potential to be styled to suit a new owner
- Double-glazed windows and gas central heating
- Garage, shed, greenhouse and substantial summerhouse
- Conveniently located for the mainland car ferry to Lymington
- Offered for sale chain free and ready to move into

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

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In single family ownership for over 20 years, Meadow View is well proportioned, with lots of useful built-in storage and an abundance of natural light throughout the spacious accommodation. Internally, the property offers a fantastic opportunity for a new owner to style to suit their requirements, and outside the owners have created wonderful gardens front and rear, with well-established planting, neatly kept lawns and terraces and an assortment of garden buildings. Accommodation is all on a single level creating a fantastic flow and comprises a welcoming entrance hall, large kitchen/breakfast room, L-shaped lounge/diner with doors to a fantastic sunroom affording stunning views over the garden and meadow beyond, three bedrooms, a shower room and a cloakroom.

Meadow View is set in an enviable location, with wild fields to the rear and footpaths to Colwell Bay and into Yarmouth on the doorstep. Fort Victoria Country Park, stunning beaches and the coastal path are also within short walking distance. The bungalow is conveniently located on the outskirts of the popular seaside town of Yarmouth which offers plenty to enjoy, from walking through cobbled streets of the town to cycling or walking along the paths which run beside the nature reserves. Yarmouth has a good range of amenities, including a selection of great local pubs, restaurants and eateries and a marina and sailing club. The property is also just a few minutes away from the Wightlink car ferry terminal which connects to Lymington, and the Southern Vectis bus station is nearby which provides regular transport connections across the Island.

Welcome to Meadow View

From popular Linstone Gardens, a resin bound driveway leads through a well-presented garden and on to the red-brick façade of Meadow View. A storm porch shelters the UPVC front door, creating a welcoming entrance into the property.

Entrance Hall

extending to 12'3" (extending to 3.74m)

The entrance hall is spacious, with neutral walls, a built in coat cupboard, two built-in airing cupboards, home to the boiler and hot water cylinder, and there is also a hatch to the large loft, which comes complete with a pull-down ladder. Doors lead to the kitchen/breakfast room, lounge/diner, shower room, cloakroom and to all three bedrooms.

Lounge/Diner

20'0" max x 17'5" max (l shaped) (6.10m max x 5.33m max (l shaped))

The L-shaped lounge/diner offers versatility, and benefits from a window to the side aspect, French doors to the rear terrace, and hardwood French doors and windows which lead into the sunroom. A useful hatch connects to the kitchen, and further light comes from glazed panels back into the entrance hall. A chimney breast adds character, and is complete with a brick fireplace, electric fire and a tiled hearth.

Sunroom

13'9" x 11'6" (4.20m x 3.52m)

The generous sunroom is glazed on three sides, providing wonderful panoramic views over the rear garden. A solid roof and a radiator combine to make the sunroom a useful addition all year round.

Kitchen/Breakfast Room

19'8" x 9'9" (6.01m x 2.99m)

Another really well-proportioned room, with twin aspect glazing providing views over the front garden and a separate door giving direct side access to the kitchen. The kitchen consists of lots of base and wall cabinets, with white shaker style doors, contrasting dark worktops and white tiled splashbacks, and is finished with a wood-laminate floor. There is an oven, fridge-freezer, washing machine and dishwasher, also an inset 1.5 bowl sink with a heritage style mixer tap. Currently there is a kitchen table which seats four people comfortably creating a social space at the heart of the home.



Bedroom One

14'7" x 10'0" (4.47m x 3.05m)

The primary bedroom is a good size and benefits from a built-in double wardrobe and a large window providing lovely views over the terrace and garden.

Shower Room

8'0" max x 5'6" (2.44m max x 1.68m)

The shower room is partially tiled, and has a high-line window to the front aspect with patterned glass for privacy, a large walk-in shower, a pedestal basin with a fitted mirror over and a low-level WC.

Bedroom Two

13'3" x 9'1" (4.06m x 2.79m)

The second bedroom is another good-size double room, with a window to the front aspect with a view over the front garden, a built-in double wardrobe and a fitted vanity basin complete with storage under.

Bedroom Three

10'10" max x 7'8" (3.32m max x 2.34m)

Currently in use as a fantastic study, bedroom three has a window to the rear aspect with views over the terrace and rear garden.

Cloakroom

7'9" x 2'7" (2.38m x 0.80m)

The cloakroom is partially tiled, has a high-line window with patterned glass for privacy, a low-level WC and a compact basin.

Outside - Front

The front garden is mainly laid to lawn, with feature gravel borders, well established planting and hedging and a magnificent, mature palm tree. The resin bound driveway leads beyond the house to a gate to the rear garden and to the garage.

Garage

17'2" x 8'4" (5.25m x 2.55m)

The garage has an electric up-and-over door, a window to the rear garden, and power/lighting.

Outside - Rear

A paved terrace wraps around the rear elevation of the property, leading to a covered pergola which provides a wonderful outside seating and dining area. The garden is mainly laid to lawn, with mature shrubs and trees and enclosed with high quality fencing. To one side of the garden, there is a substantial potting shed, and to the other, a beautiful summerhouse and a fenced area which is home to a greenhouse. To the end of the garden, the border shrubs have been kept to a low-level to maximise the views over the stunning countryside beyond.

Meadow View provides a fantastic opportunity to purchase a spacious bungalow, full of potential set in a unique position in an extremely desirable and sought after location. An early viewing with the sole agent Susan Payne Property is highly recommended.

Additional Details

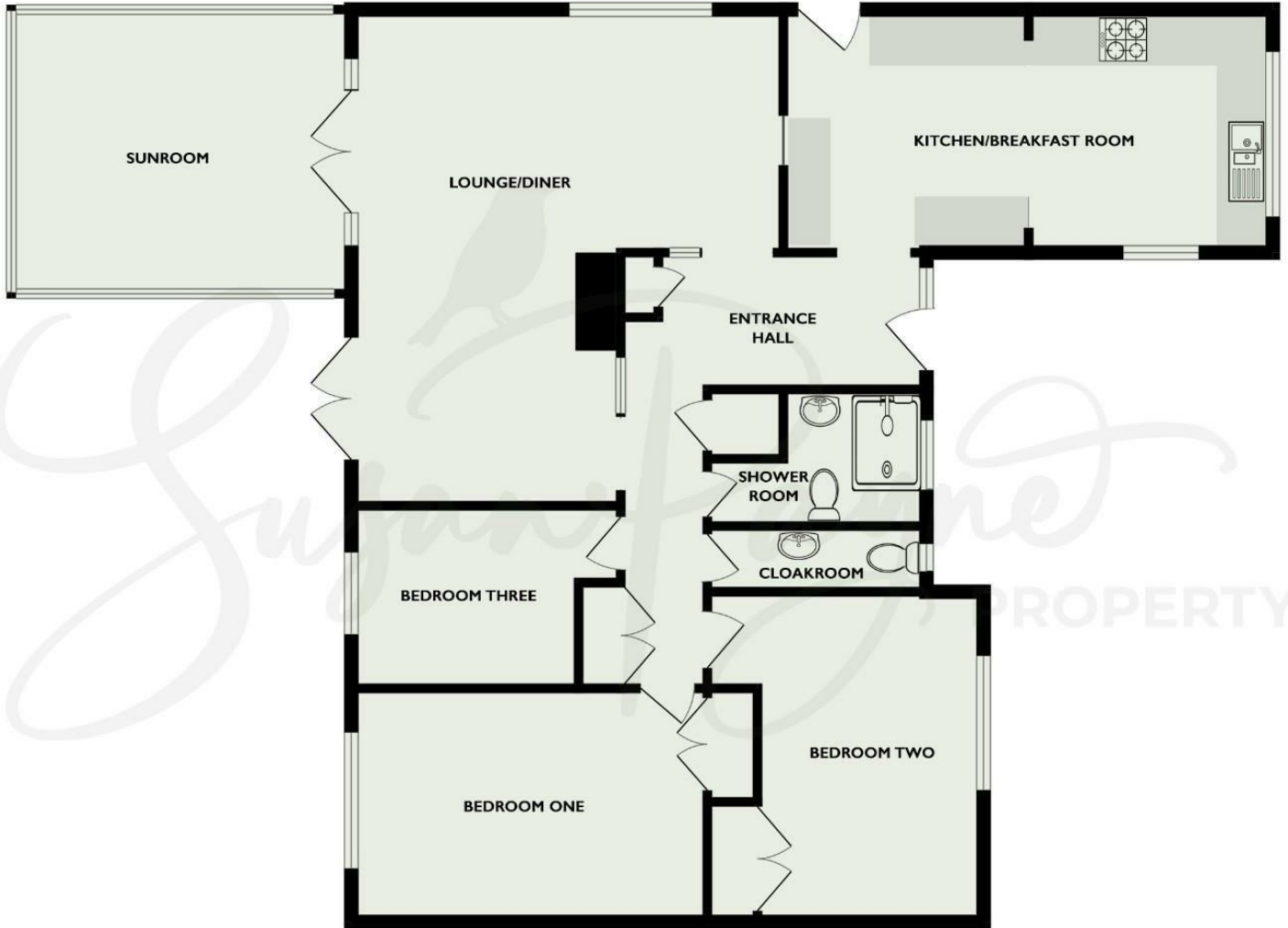
Tenure: Freehold

Council Tax Band: E

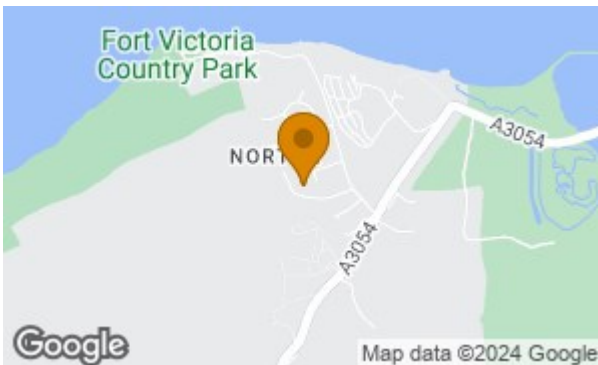
Services: Mains water, gas, electricity and drainage



Ground Floor



Floorplan for illustrative purposes only and may not be to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Agent Notes:

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