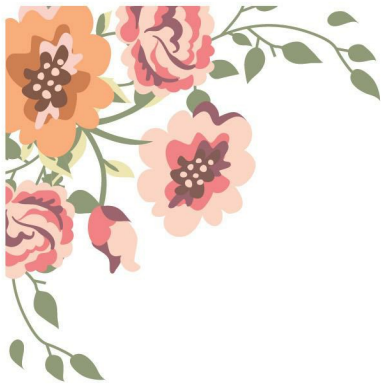




# Yachtsman's Folly

13 Redshank Way, Newport, Isle of Wight PO30 2QQ



**£400,000**  
FREEHOLD



The perfect property for keen sailors and water lovers, this impressive property offers four double bedrooms and is situated in a popular riverside location with its own private mooring.

- Beautifully presented, end of terrace townhouse
- Stunning views over the harbour and countryside beyond
- Surrounding communal gardens plus a private rear garden
- Private 12-metre, deep water mooring on the doorstep
- Riverside walks on the doorstep
- Four double bedrooms and two bathrooms
- Peaceful, residential location
- Convenient to mainland travel links and amenities
- Resident parking plus ample visitor parking
- Offered for sale chain free

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

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Enjoyed by the current owners for the last 26 years, this fantastic waterside property extends over three floors and offers spacious living for all the family. The accommodation comprises a lounge-diner which welcomes you into the property leading through to a small lobby with two storage cupboards and the utility room, and to the kitchen-breakfast room. From here is a small rear lobby with a door to the garden, and the stairwell that leads up to the spacious first floor. The first floor is home to two double bedrooms and a family bathroom, plus the stairwell from here leads up to the second floor, providing access to two further bedrooms, including the primary suite. Each of the front facing windows offer stunning views over the harbour, and the rear facing windows enjoy a view over the communal gardens with plenty of trees.

Yachtsman's Folly boasts a private 12 metre deep water mooring just a stones throw from the property, ensuring it is the ideal property for those who like to spend time enjoying the diverse waterways of the Isle of Wight. Just a short 20 minute walk from this wonderful home is the popular Folly Inn serving fantastic home cooked food as well as occupying a waterfront position. Well-equipped Island Harbour also benefits from its own water taxi, chandlery, boat builders and repair workshop. The private development, in which the property is situated, is surrounded by shared green spaces and gardens which are very well maintained by a management company in conjunction with a residents committee. An annual management fee covers the upkeep of the grounds and moorings.

This peaceful marina development is approximately two miles upstream from the famous sailing town of Cowes, which is a magnet for the sailing community, each year playing host to the world-famous Cowes Week and is the starting point for the Round the Island Yacht race. A cycle path runs from the marina, along the riverbank, and into Newport, where there is a wide range of amenities such as High Street shops, vibrant bars, restaurants and cafes, plus a multiplex cinema. High speed foot passenger connections to the mainland and London are close by in Ryde and Cowes. Additionally, the property's central location is just a few minutes' drive from the Fishbourne to Portsmouth and East Cowes to Southampton car ferry routes.

### **Welcome to Yachtsmans Folly, 13 Redshank Way**

A paved patio at the front of the property enjoys the evening sunshine and views across the harbour, it presents the ideal spot for a dining table and chairs. The peaceful setting and friendly community are the perfect combination for a relaxing evening at Island Harbour.

### **Lounge - Diner**

*16'9" x 14'3" (5.12m x 4.35m)*

Neutrally decorated and boasting a gas fire in one corner, this fantastic family room offers ample space for lounging and dining furniture, plus it features a cottage style beam, creating a warm, cosy atmosphere. The wooden flooring is not only durable but creates a warming feeling through the ground floor of the property.

### **Inner Hallway**

Generously spaced and presenting two storage cupboards, one containing the water tank and the other the fuse board, this space provides access to the utility room and to the kitchen.

### **Utility Room**

*7'4" max x 6'5" max (2.25m max x 1.96m max)*

This handy utility room includes a few base and wall cabinets, a sink and drainer, plus an integrated washer/dryer. There is an extractor fan in here and a handy w.c, which is an essential in any family home.



### **Kitchen-Breakfast Room**

*10'11"ax x 9'5"ax (3.34max x 2.89max )*

Situated at the rear of the property, with views over the rear garden and communal gardens, this lovely kitchen-breakfast room offers a range of base and wall cabinets, a wood effect worktop, and integrates an electric oven, gas hobs, a 1.5 sink and drainer, plus there is an extractor. There is undercounter space and plumbing for a slimline dishwasher, and one of the cupboards conceals the gas boiler, plus there is space for a breakfast table in here.

A door to a small rear lobby provides access to the first floor and to the rear garden.

### **First Floor Landing**

*extending to 20'4" (extending to 6.21m )*

The carpeted stairwell from the rear lobby leads up to this spacious landing space with a window to the front aspect with glorious views over the harbour. There is a wooden beam feature here plus access to two double bedrooms and the family bathroom.

### **Bedroom Two**

*14'2" max x 10'11" (4.34m max x 3.35m )*

Offering a fantastic size double bedroom with a window to the front, overlooking the water, this room benefits from two fitted wardrobes as well as a characterful wooden beam.

### **Bedroom Three**

*10'6" x 12'5" (3.22m x 3.79m )*

Currently set up as a twin room, this light, double bedroom offers two built in wardrobes which are great for storage as well as hanging clothing, plus the room is naturally lit by the window to the rear with lovely views over the communal gardens.

### **Bathroom**

*7'9" x 5'8" max (2.38m x 1.73m max)*

Fully equipped with a w.c, pedestal hand basin, and a shower over bath, this handy family bathroom is neutrally decorated with large wall tiles and there is a grey wood effect vinyl flooring. The space is finished with an extractor fan.

### **Second Floor Landing**

The carpeted stairwell from the first-floor landing continues up to the second-floor landing which provides access to two further bedrooms, one with an en-suite.

### **Primary Bedroom**

*17'0" x 14'9" (5.20m x 4.52m )*

Located on the second floor of this family home, this fantastic bedroom offers built in wardrobes and an en-suite shower room. There are two windows to the front aspect with stunning views over the marina and to the countryside beyond.

### **En-Suite Shower Room**

*7'8" x 3'4" (2.36m x 1.03m )*

Continuing the décor from the family bathroom, this handy en-suite shower room is equipped with a large shower cubicle with an electric shower, a pedestal hand basin, and a w.c. The space is finished with a w.c.

### **Bedroom Four**

*12'9" x 9'9" (3.91m x 2.99m)*

Another double bedroom enjoys a window to the rear aspect with views over the communal green, plus there is a large fitted wardrobe which is ideal for storage.



**Private Rear Garden**

Planted with shrubbery and laid with patio slabs, this lovely rear garden offers outdoor space to sit and enjoy the south facing position, whether you're eating al-fresco style, reading a book, or just enjoying the peaceful setting.

**Parking**

There is ample resident and visitor parking available at Island Harbour.

This versatile family home situated in one of the most popular locations on the Isle of Wight, would be an ideal family home or equally a fantastic lock up and leave holiday home. An early viewing is highly recommended with the sole agent Susan Payne Property.

**Additional Details**

Tenure: Freehold

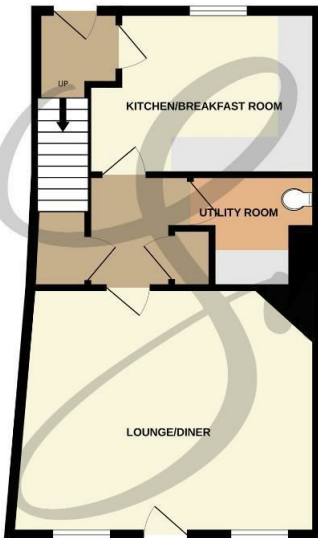
Maintenance charge (upkeep of communal areas and mooring): £1100 per annum

Council Tax Band: D (approx. £2,296.27 2024/2025 from Isle of Wight Council)

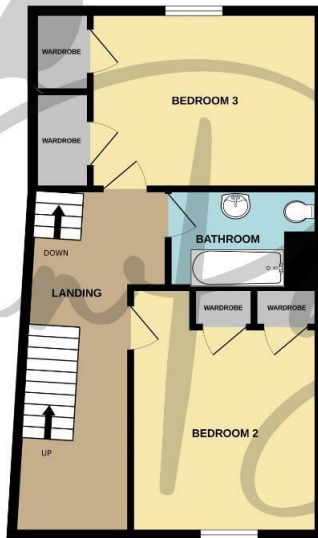
Services: Mains water, drainage, and electricity, gas central heating



GROUND FLOOR  
498 sq.ft. (46.2 sq.m.) approx.



1ST FLOOR  
509 sq.ft. (47.3 sq.m.) approx.

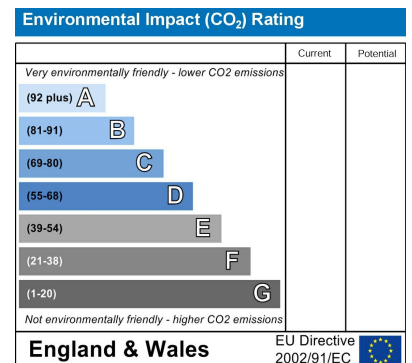
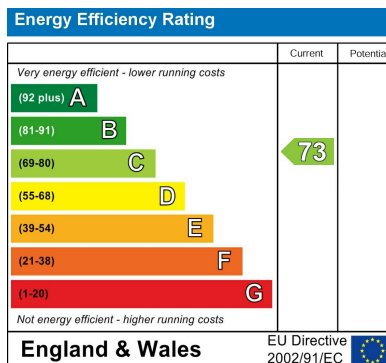


2ND FLOOR  
513 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA : 1520 sq.ft. (141.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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