



# Delphi

Yaverland Road, Yaverland, Isle of Wight PO36 8QP

**£600,000**  
FREEHOLD



Delphi is a spacious split-level home, designed in a chic, mid-century style throughout, hidden away in a secluded, elevated position just minutes from Yaverland beach and benefitting from spectacular sea views.

- Exceptional opportunity, full of potential
- Magnificent sea views across Sandown Bay
- Flexible floorplan with configuration options
- Gas central heating and double glazing throughout
- Moments from stunning beaches and local amenities
- Unique property, custom built in the 1960s
- Currently six bedrooms, two bathrooms and a WC
- Double sundeck, large garden, drive and carport
- Potential to create an annex on the ground floor
- Offered for sale chain free

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

Preview our newest listings first!  
Search on Facebook for:  
**Susan Payne Property**  
Home Hunters

rightmove

Zoopla

OnTheMarket.com

PrimeLocation

The Property Ombudsman

You can also email us at [sales@susanpayneproperty.co.uk](mailto:sales@susanpayneproperty.co.uk), visit our website at [susanpayneproperty.co.uk](http://susanpayneproperty.co.uk) or visit us at East Quay, Wootton Bridge, Isle of Wight PO33 4LA. You can also follow us on Facebook, Twitter and Instagram.



Providing a fantastic opportunity to renovate a mid-century property, reconfigure to suit requirements, or transform into an incredible contemporary home, Delphi occupies a spacious plot and offers an idyllic coastal lifestyle overlooking the bay. Originally constructed in the 1960s, this property retains many chic features and generous room proportions of the time, and has also been sympathetically updated over the years, including installation of gas central heating and double glazing, and the property has had a more modern kitchen installed. Currently arranged as six bedrooms, the fabulous split-level floorplan could be configured in a number of ways to suit a new owners needs, with plenty of options to simply create an annex or guest suite within the existing layout. Accommodation comprises a porch, entrance hall, study, dining room, kitchen/breakfast room, utility room and shower room on the ground floor, with a spectacular lounge and primary bedroom, complete with an ensuite cloakroom on the first-floor, arranged to maximise the incredible views. A staircase leads down to the lower ground floor, which has an internal hallway with an external door, five further bedrooms and a family bathroom.

A truly stunning seaside location, Delphi enjoys award-winning golden beaches just a stone's throw away, panoramic sea views, magnificent coastal walks, and plenty of local amenities in the nearby town centre. Offering a fantastic coastal lifestyle, the seafront presents plenty of beachfront eateries where you can sit and admire the magnificent far reaching sea views over the bay. For those who like to keep active, Sandown Bay is also a very popular spot for water sports and the Heights Leisure Centre is just a 20-minute walk from the property. Public transport links regularly serve Sandown, and mainland ferry connections are available just a 20 minute drive away.

### **Welcome to Delphi**

Accessed via a bridleway and then private driveway, a parking area sweeps around the front elevation of the property, with views back towards the neighbouring downland.

### **Porch**

The double-glazed porch is light and bright, with dark wood floors and a pair of French doors to the Entrance Hall.

### **Entrance Hall**

The entrance hall is a good size, with a door to the study, and beautiful dark wood floors which flow through an open arch to the stairwell and into the dining room.

### **Dining Room**

Well-proportioned and light, the dining room has a double-height panelled ceiling and is semi-open-plan to the lounge on the floor above. A window to the side aspect adds further natural light and a door leads into the kitchen/breakfast room.

### **Kitchen/Breakfast Room**

The large kitchen/breakfast room features a mix of base and wall cabinets, finished in solid wood and with roll-edged worktops and a tiled floor. A beautiful, gas fired Aga is finished in a dark blue hue, complemented by a mosaic tile splashback which wraps around the room. There is also a companion oven and hob, and an inset sink and drainer with a mixer tap, set beneath a window to the side aspect. There is a large built-in cupboard, home to the Megaflo unvented hot water cylinder and providing further storage, and there is plenty of room for a dining/breakfast table. A door leads into the utility room.

### **Utility Room**

Perfectly positioned, the utility room has twin aspect glazing and a useful 'back door' which leads out to the driveway. There is an L-shaped worktop with a sink and drainer with a mixer tap, and cupboards under with space for a washing machine and freezer. The tile floor continues, and a door leads to the shower room.

### **Shower Room**

The shower room is conveniently located, and benefits from a corner shower, heated chrome towel rail, pedestal basin and low-level WC. There is also a useful wall cabinet, which is home to the recently installed combi boiler.





### **Study**

The study is tucked away in a quiet corner of the house, with a large window providing a charming rural outlook.

### **Lounge**

A half staircase leads up to the first floor and into the lounge, with the breathtaking views making an enchanting first impression. Sliding doors and glazed panels make the most of the outlook, leading on to the balcony, and this spacious room also has a brick chimney breast and a woodburning stove. A neutral carpet combines with white walls and a panelled ceiling, and a door lead to the primary bedroom.

### **Primary Bedroom**

The largest bedroom, which could also be used as an additional reception room, features twin aspect glazing with large sliding doors out to the balcony and stunning views. A door leads to an ensuite cloakroom.

### **Ensuite Cloakroom**

With twin windows, and an abundance of fitted cupboards, the ensuite cloakroom has stripped pine floorboards, a pedestal basin and a matching low-level WC.

### **Lower Ground Floor Hall**

A half staircase leads down to the lower ground floor hall, which has a useful external door out to the side path, and a bank of extremely large built-in cupboards. Doors lead to all five bedrooms on this floor, and to the family bathroom.

### **Bedroom Two**

Generously proportioned, the second bedroom has twin windows to the rear aspect, looking over the garden and on to the sea. Dark wood laminate flooring and feature wallpaper combine, and there is also a usefully large fitted wardrobe.

### **Bedroom Three**

Another good-size bedroom, with neutral décor and French doors out onto the decked terrace.

### **Bedroom Four**

The fourth bedroom has neutral décor and carpet, and a window to the rear aspect overlooking the garden.

### **Bedroom Five**

Bedroom five has a window to the front aspect, and a hatch which gives access to a large under-house storage area.

### **Bedroom Six**

A neutrally decorated bedroom with a window to the front aspect.

### **Family Bathroom**

The ground-floor bathroom is presented in a combination of coastal blue wood panelling, blue mosaic flooring and white wall tiles. The white suite comprises a P-shaped bath with a shower over, complete with a glass screen, a pedestal basin with a mixer tap and a WC, plus there is a large heated chrome towel rail.

### **Outside**

To the front the driveway and hardstanding provide plenty of parking, and there is a large open car port with space for two cars or a boat. A path leads to the side of the property, to the lower ground floor level of the rear garden. The large rear garden is mainly laid to lawn, with glorious mature trees and planting and a characterful shed to one corner. To maximise the views, a large decked terrace spans the house at first floor level, providing a wonderful outside seating and dining area, and a decked terrace at lower ground floor level provides the same for the rooms on the lower floor.



Delphi presents a rare opportunity to purchase a characterful coastal home, full of potential and set in a fabulous location. An early viewing with the sole agent Susan Payne Property is highly recommended.

**Additional Details**

Tenure: Freehold

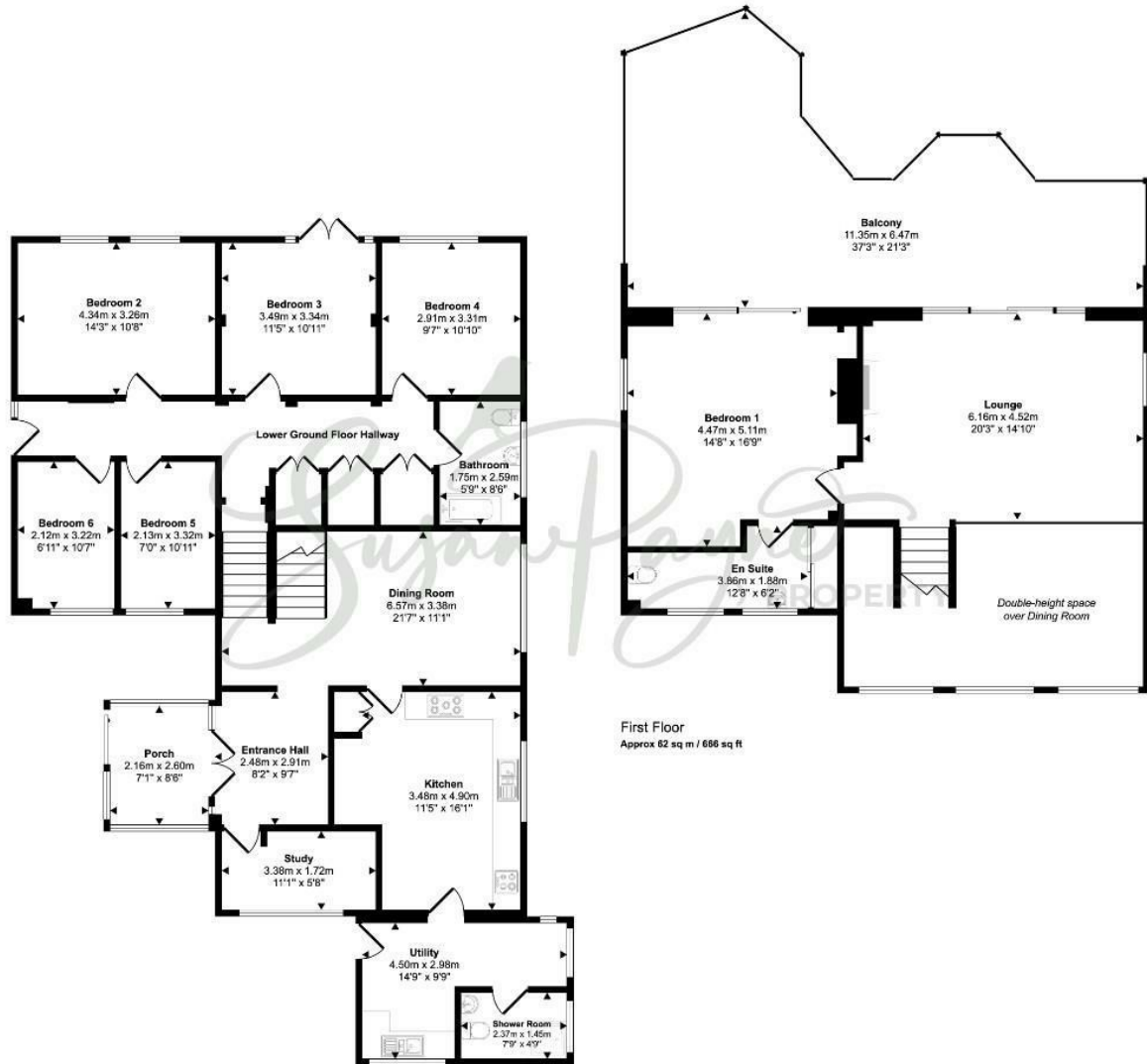
Council Tax Band: G (Approx £4,142.49 for 2024/25)

Services: Mains water, gas, electricity and drainage

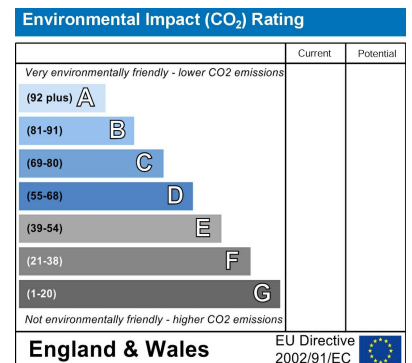
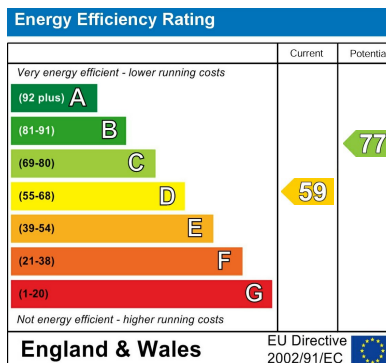
Planning permission has been granted for Sandown Manor Hotel (next door) to be demolished and replaced with four high quality homes, which once completed, we envisage will have a positive impact on Delphi. The planning approval can be seen on the IOW Planning Portal using reference 22/00928/FUL



Approx Gross Internal Area  
215 sq m / 2313 sq ft



This floor plan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Items of items such as bathroom suites are representations only and may not look like the real items. Made with Mass Snappy 360.



#### Agent Notes:

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents.

All dimensions are approximate and quoted for guidance only and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. Susan Payne Property Ltd. Company no.10753879.