



# Lichfield

Mill Road, St. Helens, Isle of Wight PO33 1UD



Situated in a fantastic position with beautiful views towards Bembridge Harbour, this charming two/three-bedroom property offers spacious interiors, a delightful wraparound garden, driveway parking, plus a workshop.

- Victorian detached property with period character
- Opportunity for new owners to personalise
- Wrap around gardens with large workshop
- Driveway parking for multiple vehicles
- Sandy beaches and coastal walks on the doorstep
- Spacious accommodation throughout
- Fabulous views of the sea and harbour
- Situated within a quiet, sought-after location
- Village amenities within a short stroll
- Offered for sale with no onward chain

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



Built circa. 1900, this beautiful family home is situated in an elevated position with wonderful views towards the sea and Bembridge Harbour and benefits from a quiet set back position from St Helens Green. The charming property comprises a porch which opens into the dining room, at the heart of the home. From here, the sitting room, study/bedroom three, ground floor cloakroom, and kitchen, with access to the sunroom, can be accessed. The stairwell to the first-floor landing is found in the dining room which leads up to two double bedrooms, the family bathroom, and a dressing room off bedroom one. The garden wraps around the side and rear of the property and offers spectacular views as well as leading up to a large workshop space.

Offering an idyllic, yet convenient lifestyle, Lichfield is perfectly placed to take advantage of a wide variety of village amenities which are just a short stroll away - including a convenience store, a primary school, a doctors' surgery, and a couple of renowned restaurants as well as a traditional village pub. Stretching across the village and forming a focal point within the community, the vast St Helens village green hosts regular sporting events throughout the year, and there is also a good-sized children's play area. The marina is located just outside of the village in Bembridge Harbour where regular fishing charters can be enjoyed. At the opposite end of the village the road runs down to St Helens Duver which sits at the mouth of Bembridge Harbour, where during the summer months, one can enjoy the delights of the beach cafe, and the beautiful sandy beaches which are maintained by the National Trust. The vast sand dunes at St. Helens Duver are popular for dog walking, picnics and barbecues. Furthermore, frequent bus services link the village with Newport and the seaside town of Ryde which provides mainland travel links, and there is a superstore located just a ten-minute drive from the property.

#### **Welcome to Lichfield**

A block paved driveway to the front of the property and a mid-level wooden gate opens to the porch which opens into the property.

#### **Porch**

This space is partially glazed and offers storage for coats, shoes and boots. A beautiful period wooden door opens into the dining room.

#### **Dining Room**

Featuring a window to the side aspect, this generous room is currently configured as a dining room but could be utilised in several ways.

#### **Living Room**

Flooded with natural light from the bay window to the front aspect, this charming room features a wonderful gas fire, a window to the side aspect, and offers ample room for lounge furniture.

#### **Ground Floor Cloakroom**

An essential room for any household, this ground floor cloakroom features a w.c and a wall mounted hand basin.

#### **Bedroom Three/Study**

Currently set up as a study, this versatile space offers a window to the side aspect.

#### **Kitchen**

This beautifully extended and newly installed kitchen offers both style and functionality. Fitted with a range of sleek, sage green floor and wall units complemented by high-quality work surfaces, it features an undermount sink with an integrated drainer, an eye-level oven, a gas hob, and integrated appliances, including a fridge/freezer and dishwasher. The space is brightened by windows overlooking the rear garden and seamlessly connects to the conservatory.

#### **Conservatory**

A delightful retreat with panoramic views over the garden and the adjacent woodland. This space offers elegant French doors opening onto the side garden.



**First-Floor Landing**

An impressively spacious landing with dual-aspect windows that showcase breathtaking views of Bembridge Harbour.

**Bedroom One**

A bright and airy room with a bay window offering stunning vistas across the woodland to Bembridge Harbour and the sea. This charming space is complete with a feature Victorian fireplace.

**Bedroom Two**

A generously sized double room featuring large built-in wardrobes, a decorative fire surround, and a window to the side. This room also provides direct access to the dressing room.

**Dressing Room**

A practical and serene space with a window overlooking the rear garden.

**Bathroom**

Stylishly appointed with a suite comprising a bath with shower overhead, a quadrant glazed shower cubicle, a pedestal basin, and a low-level WC. Additional features include a large cupboard with shelving, a chrome heated towel rail, and an obscured window to the rear.

**Outside**

Occupying an elevated position, the property features a gravelled area at the front providing parking for 2-3 vehicles. A charming wooden picket fence and gate lead to the side and rear gardens, which are mainly laid to lawn with mature shrubs and colourful flower borders. A separate gate at the front provides access to a workshop and additional parking, which is accessible via a private lane.

Lichfield presents a rare opportunity to purchase a substantial period property, combining beautiful, spacious interiors, a wraparound garden and private parking, all within walking distance of village amenities and the stunning coast. An early viewing with the sole agent Susan Payne Property is highly recommended.

**Additional Details**

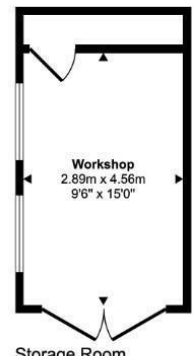
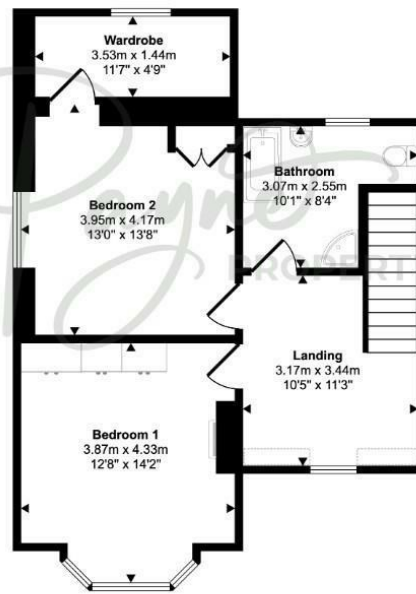
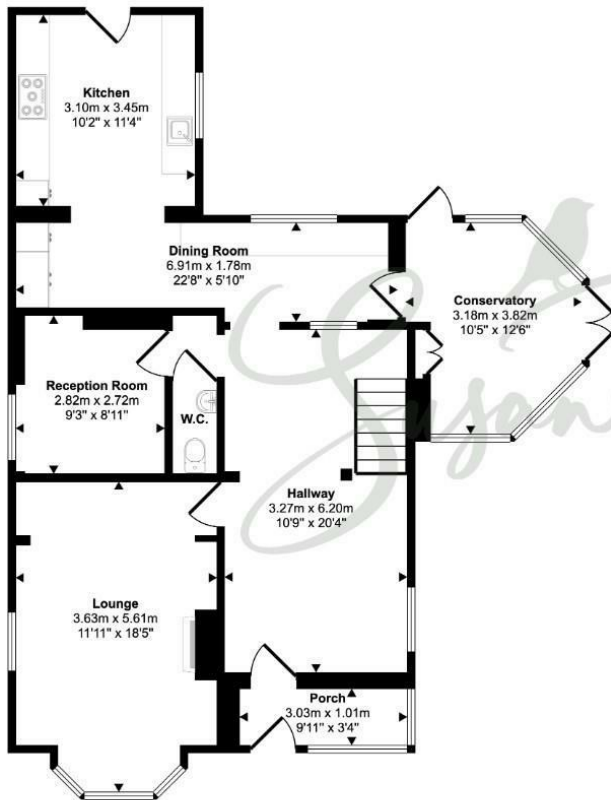
Tenure: Freehold

Council Tax Band: E (Approx £2,835.37 for 2024/25)

Services: Mains water, gas, electricity and drainage

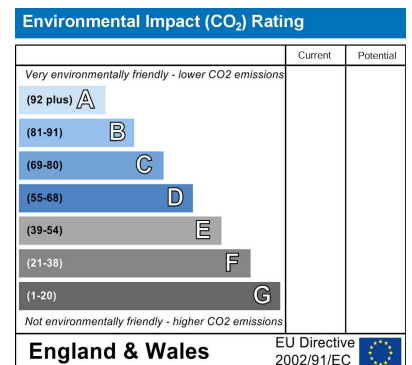
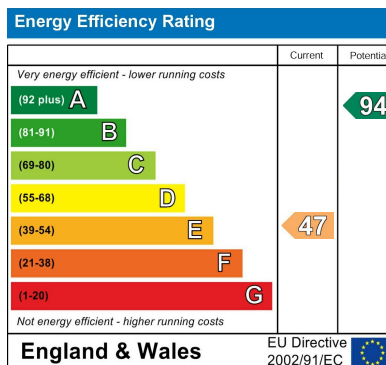
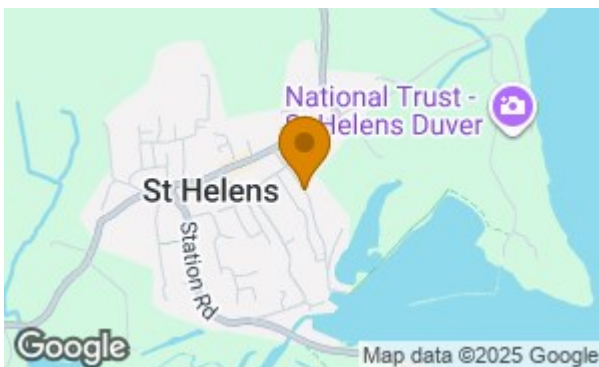


Approx Gross Internal Area  
164 sq m / 1763 sq ft



**Storage Room**  
Approx 15 sq m / 163 sq ft

This floorplan 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. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made 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.