



*Susan Payne*  
PROPERTY

PROUDLY PRESENT FOR SALE

# Ingleton

Station Road, Yarmouth, Isle of Wight PO41 0QT



Positioned in the idyllic village of Yarmouth on the edge of the Western Yar, this delightful semi-detached period home has been extended and updated throughout, and is beautifully presented in a chic, coastal style.

- Charming three-bedroom semi-detached home
- Traditional character complemented with stylish interiors
- Upgraded throughout by the current owners
- Shepherd's hut tucked away at the end of the garden
- Short walk to the amenities of historic Yarmouth town
- Fabulous, quiet location with far reaching estuary views
- Well-established, private garden with mature planting
- Ground-floor extension with doors to the terrace
- Direct access to a network of rural and coastal trails
- Moments from the mainland car ferry to Lympington

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Upgraded by the current owners, Ingleton has been transformed into a cool contemporary family home, presented in a fabulous style that perfectly complements the many period features and traditional character of the original building. The property was extended in 2018 to create a modern, flowing layout, and in the same year was re-plastered, rewired and had a brand-new heating system including boiler plus the addition of stunning cast iron radiators. Most windows have also been replaced, the loft has been insulated to benefit efficiency, and the property also comes complete with a luxurious Everhot 60, used for cooking on and drying clothes. Accommodation in this wonderful home comprises a cosy living room, a dining room with separate utility area, a kitchen, a bathroom and a snug with doors to the garden on the ground floor, with three bedrooms, all with stunning views, on the first-floor.

Ingleton is set in an enviable location, just a stone's throw from the old steam railway line that is now a famous walking and riding trail that connects to a larger network of impressive rural and coastal footpaths and bridleways that criss-cross the spectacular West-Wight. The historic harbour town of Yarmouth is within short walking distance, and provides a whole host of local amenities, including a choice of pubs and restaurants in the main square, overlooked by a 17th Century church. Yarmouth also has a substantial harbour with mooring options and continues on to the Western Yar estuary which Ingleton looks over. There is also a regular vehicle ferry crossing to Lymington, and the town is served by a Southern Vectis bus service which connects to the rest of the Island.

### **Welcome to Ingleton**

From popular and quiet Station Road, a path leads through the front garden and on to the beautiful façade of Ingleton. To the side, a path connects to the rear garden, passing an immaculately presented front door, which creates a welcoming entrance to the property.

### **Entrance Lobby**

The quality of the property is immediately apparent from the entrance lobby, which has gorgeous stripped pine floorboards and fresh white décor. A staircase leads to the first floor, and attractive period doors lead to the living room and dining room.

### **Living Room**

*14'0" max x 11'11" (4.28m max x 3.64m)*

The white décor and stripped pine floors continue into the living room, which has a large box-bay window to the front aspect which fills the room with natural light. A red-brick chimney breast adds character, and is home to a woodburning stove set on a slate hearth, and built-in cupboards and shelves to the alcoves provide useful additional storage.

### **Dining Room**

*11'9" x 11'3" (3.60m x 3.45m)*

The dining room is full of character, with a period style cast fireplace on a hearth and with a timber surround, which complements the stripped pine floors, a traditional style pine door which leads to the utility area, and a pine door to a usefully large understairs cupboard. The dining room also benefits from a pair of built-in cupboards and a bookshelf, plus a window to the side aspect. An open archway leads to the kitchen.

### **Utility Area**

*6'1" x 3'2" (1.86m x 0.98m)*

This useful space features a built-in worktop with space under for an appliance, and an extractor fan, plus this area is also home to the combi boiler.





### **Kitchen**

*10'1" x 7'6" (3.08m x 2.31m)*

The bespoke kitchen is finished with an enchanting combination of hand finished timber cabinetry, heritage style white tiling with contemporary grey grouting, and solid wood worktops. There is a large Belfast sink with mixer tap, and integrated dishwasher, the Everhot stove complete with a concealed extractor over, and there is also space for a washing machine and fridge-freezer. The kitchen is presented with a decorative tile floor and white décor, which continues through into the snug.

### **Snug**

*12'2" x 12'1" max (3.73m x 3.70m max)*

The fabulous snug is light and bright, with full height windows and French doors connecting to the terrace and garden, a window to the side aspect and a Velux window further enhancing the light. A sliding pine door leads into the bathroom.

### **Bathroom**

*10'0" max x 5'0" max (3.06m max x 1.53m max)*

The L-shaped bathroom is well designed to maximise the available space, and is presented in a combination of neutral wall-tiles, white walls and the decorative floor tiles which flow through from the snug to create continuity. There is a window to the side aspect, a heated chrome towel rail and the suite comprises a full-size bath with rainfall shower over, a contemporary basin with a mixer tap and a matching wall mounted WC complete with concealed cistern.

### **First-Floor Landing**

*extending to 15'0" (extending to 4.58m)*

The staircase is painted in a soft, neutral tone, that continues to the floorboards of the first-floor landing, which has doors to all three bedrooms.

### **Bedroom One**

*12'0" x 11'5" (3.68m x 3.49m)*

Well-proportioned and light, the primary bedroom has a window to the front aspect with a lovely view over the old steam train line and on to the natural beauty of Yarmouth Marshes and Mill Copse. The painted floorboards and white décor continue, and there is the added benefit of a built-in triple wardrobe. A decorative cast fireplace adds further character and a door leads to the ensuite WC.

### **Ensuite WC**

*4'2" x 3'10" max (1.28m x 1.19m max)*

The ensuite comprises a concealed cistern WC and a built-in countertop basin with a mixer tap, storage under and a fitted mirror over, and the room is finished in a combination of neutral tiles and white walls.

### **Bedroom Two**

*10'2" x 9'1" (3.12m x 2.78m)*

The second bedroom features a window with a spectacular view over the Western Yar and the surrounding landscape of fields, saltmarsh and woods. There is also a decorative cast fireplace, a built-in cabin bed and this bedroom also benefits from stripped pine floors.

### **Bedroom Three**

*10'0" x 7'9" (3.05m x 2.38m)*

Another good-size bedroom, with a built-in bed complete with wood panelling and storage, white décor and painted floorboards, and a window to the rear aspect with wonderful estuary views.



### **Outside**

A path connects the paved front garden to the rear garden via a secure side gate. The rear garden features a paved terrace that spans the new extension, creating a perfect outside dining or seating area. Fencing and beautiful mature planting enhance privacy, and steps down from the terrace leads down on to a lawn area with raised beds to one side. A gravel path leads to a large shed and an additional potting shed which provide useful storage. A further lawn is home to mature trees and is enclosed with well established hedging, and to one end there is a fantastic shepherd's hut, added in 2017 and providing an additional garden room, fully insulated and complete with electric.

Ingleton presents a rare opportunity to purchase a beautifully presented family home, updated in a chic style that sympathetically complements the character of the original building, and set in the most fantastic location in popular Yarmouth.

### **Additional Details**

Tenure: Freehold

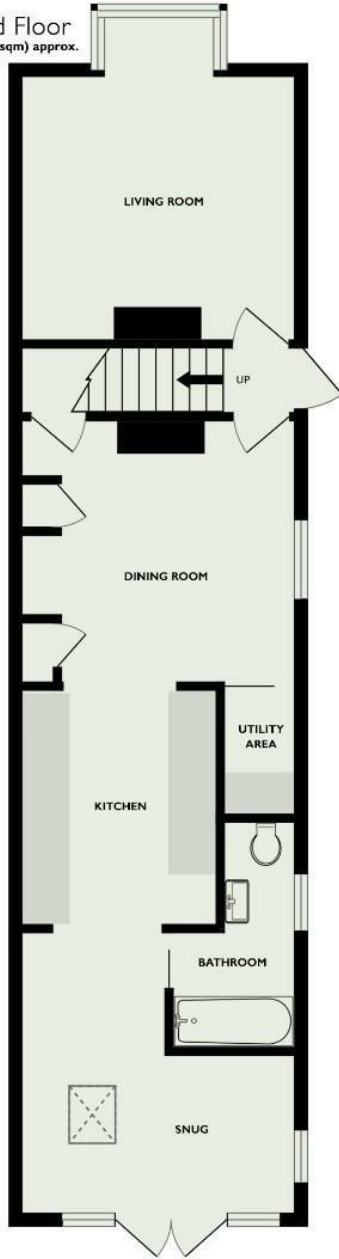
Council Tax Band: C (Approx £2,123.40 for 2024/25)

Services: Mains water, gas, electricity and drainage

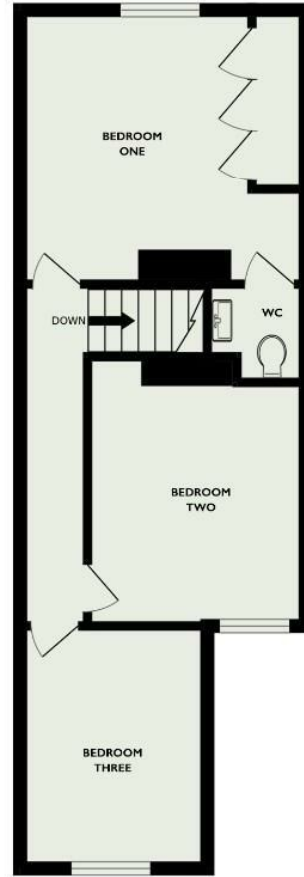
Parking: Residents Parking available outside the property



Ground Floor  
577sqft (53.6sqm) approx.





First Floor  
379sqft (35.2sqm) approx.



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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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