

SPENCE WILLARD



Yenhay Cottage Darts Lane, Bembridge, Isle of Wight, PO35 5YH

In a magical position tucked away off one of the most sought-after lanes in Bembridge, this character cottage sits within its own gardens with a separate garage, workshop and store.

VIEWING

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Yenhay is a period cottage with stone elevations beneath a clay tile roof and situated on the picturesque and private Darts Lane linking Love Lane and also Ducie Avenue which leads to the beach. The charming cottage boasts a unique yet versatile layout with spacious reception rooms including a large sitting room with open fire opening to a glazed sunroom, there is a spacious hallway with ample space for dining and a separate kitchen in addition to a downstairs shower room with W.C. Upstairs accommodation includes two large double bedrooms and a family bathroom. This superbly well-located cottage offers an excellent opportunity in a prime location where there is the potential to further develop the cottage to make use of the excellent grounds which currently consist of out-buildings, driveway and private gardens wrapping around on all sides. There is a large pitched roof garage, utility and workshop in addition to a substantial barn/store.

Tucked away on a tree lined lane enjoying a quiet setting the property is just a short walk from the beach, coastal path, sailing club and village centre with its family run butchers, coffee shop, bakery, fishmongers, farm shop, eco refill shop, pharmacy, pubs and convenience stores. There are also two sailing clubs nearby and access to the sandy beaches and harbour walks of Bembridge nearby.

Accommodation
Ground Floor

Entrance
Step up to a recently replaced composite door.

Hall
A large entrance hall with under stair cupboard and cloak cupboard housing consumer unit and space for hanging coats and storing boots.

Shower Room
With W.C, pedestal wash basin and shower.

Kitchen

A fairly modern kitchen with a good range of undercounter and wall mounted storage units and a four ring gas hob, integrated oven, 1.5 bowl stainless steel sink with mixer tap over and space and plumbing for fridge, freezer, washing machine or tumble dryer.

Sitting Room

Double doors open from the dining hall to a large triple aspect sitting room with open fire place and garden views. A large, glazed summer house extends off one side with doors opening to the garden.

First Floor

Stairs rise to a galleried landing with hatch accessing a loft space and airing cupboard with water tank and shelving. There are two large double bedrooms with both enjoying garden outlook and some integrated storage as well as a large family bathroom with panelled bath, tiled splash back and shower over. W.C. and pedestal wash basin.

Outside

Set back from the quiet lane through a five bar gate Yenhay has a large driveway leading to a separate garage with pitched roof offering plenty of storage with adjacent utility room/workshop with extra worktop space, plenty of storage and space and plumbing for a washing machine and tumble dryer, also with butler sink. Gardens are enclosed with picket fence meaning it is safe for animals and children and the lawn which wraps around the property enjoys a southerly aspect with some mature evergreen trees, a vegetable patch, summer house and there is also a large pent roofed barn to one side with stable doors providing an excellent opportunity and versatile space.

Services

Mains electricity, water and drainage. Heating is provided by a gas fired boiler and delivered via radiators.

EPC Rating

D

Council Tax

F

Tenure

The property is offered Freehold.

Post Code

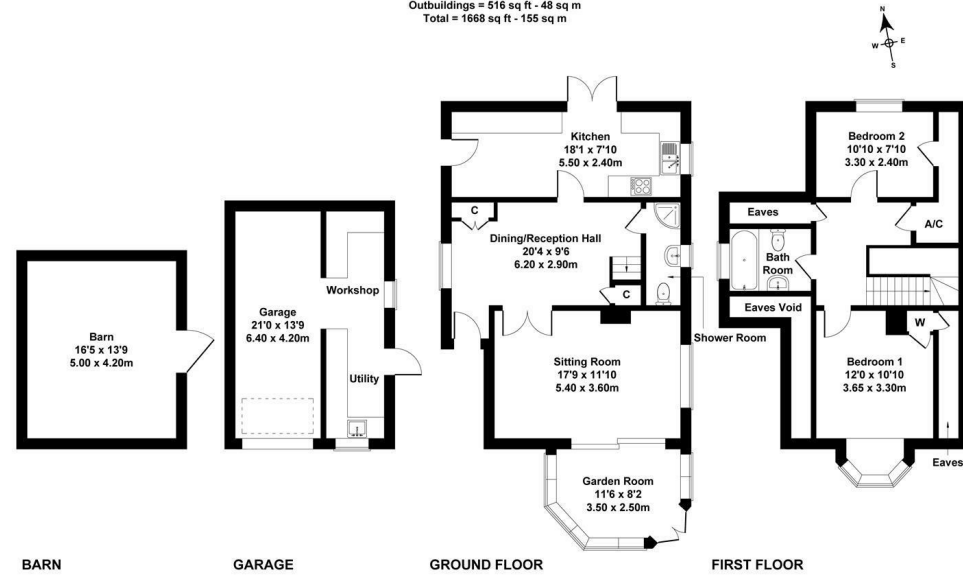
PO35 5YH

Viewings

Strictly by prior arrangement with the sole selling agents Spence Willard.



Yenhay
 Approximate Gross Internal Area
 Main House Area = 1152 sq ft - 107 sq m
 Outbuildings = 516 sq ft - 48 sq m
 Total = 1668 sq ft - 155 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.
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