

SPENCE WILLARD



Milverton Lane End Road, Bembridge, Isle of Wight, PO35 5SZ

# *A spacious family home with annexe, garage and gardens situated in a sought-after position close to the beach at Lane End.*

VIEWING

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Constructed in 1890 and having remained in one families ownership, Milverton is now being offered on the market for the first time and comprises a large family home with lots of potential for modernisation or redevelopment. Occupying a corner plot, the house is only a few hundred metres walk from the beach at Lane End Road and has the coastal path directly accessible. The house enjoys pretty gardens extending to the south, whilst inside there is plenty of space and opportunity for remodelling and extending. The layout currently has a large sitting room and a dining room as well as a separate kitchen, pantry and drawing room. There are four bedrooms and three bathrooms, one of which being ensuite, whilst a carport/store and substantial self-contained annexe make the property particularly versatile and together with an abundance of period character, original features and charm surrounded by well-tended gardens make for an excellent package all round.

Milverton is superbly located in close proximity to Lane End Beach and slipway and is situated on the coastal path. Bembridge boasts incredible views across The Solent and English Channel and is surrounded by miles of downland perfect for countryside walks. Bembridge Harbour has extensive mooring facilities and two sailing clubs, and creates a bustling atmosphere with fishing boats and pleasure craft. There are numerous beaches in the area, National Trust sites and a vibrant village which has a good range of small shops for everyday needs, including an excellent fishmonger, with freshly caught fish off the boats, a butcher, delicatessen and several good restaurants. A more comprehensive range of shopping facilities is available in the county town of Newport (13 miles) and the nearby town of Ryde (7 miles). The Fast Cat and Hover Craft, providing high speed passenger links to Portsmouth, is located in Ryde, providing access to the mainland in under 10 minutes.

#### Ground Floor

##### Entrance

Glazed porch covering the original black timber door with inset glazing and fanlight over.

##### Hallway

With deep understairs cloakroom cupboard.

##### Drawing Room

A dual aspect family room with bay window overlooking the front garden and original fireplace with tiled hearth, surround and stone mantle with alcove dresser cupboard and shelving on either side of the fireplace.

##### Kitchen

Boasting a full range of undercounter and wall-mounted storage units with integrated mid-level double oven and grill, four ring ceramic hob with extractor over and 1.5 bowl stainless steel sink with space and plumbing for washing machine, tumble dryer, fridge/freezer. Wall-mounted Vaillant boiler, walk in pantry with original shelving, gauze fronted cupboards and ceiling hooks.

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

**Dining Room**  
With window overlooking the garden and sliding doors to the sitting room.

**Sitting Room**  
A substantial room of excellent proportions overlooking the garden.

**First Floor**  
Stairs rise to a galleried landing with natural light from a window overlooking the front aspect and hatch accessing a large and boarded loft space. The first floor comprises four bedrooms and two bathrooms, one of which being ensuite to a large principal bedroom with two windows overlooking the gardens. There are built in wardrobes in bedrooms 1 and 2.

**Outside**  
The property sits back from the road behind a mid-level brick wall with gated access onto Lane End and Foreland Farm Road including a large driveway with space for parking several cars leading to a two bay carport. Pretty gardens border the front and extend around to the side and rear, enclosed by fence, hedge and mature shrubs. The gardens to the rear are low-maintenance and largely laid to lawn with apple trees and a deep flower bed at the end. Adjacent to the carport is a large store/workshop with power and water, as well as a W.C.

**Self-contained Annexe**  
Milverton was extended in the 1980s and a large self-contained annexe was also added to the side which offers generous and well-appointed space with a large sitting room/living area, separate kitchen with formica units incorporating an oven, gas hob with extractor over and sink. There is a shower room/W.C. and a large bedroom with built-in wardrobes and dual aspect windows overlooking the gardens. This is a particularly versatile space which could provide a holiday letting income or ancillary space for visiting family and friends or could also be incorporated into the layout of the main house.

**Services**  
Mains electricity, water and drainage, heating for both the house and annexe is provided by gas fired boiler located in the kitchen and delivered via radiators.

**Tenure**  
The property is offered freehold.

**EPC Rating for House and Annexe**  
Rating C

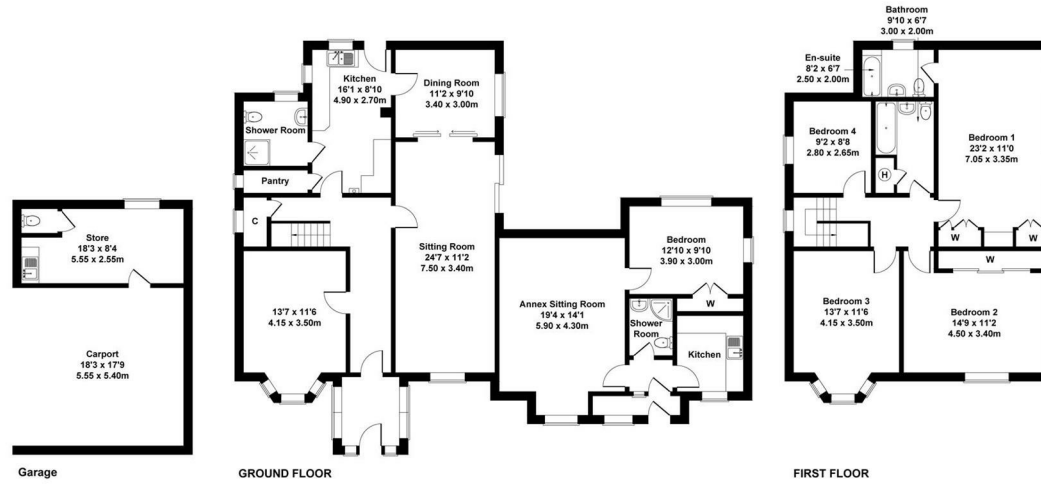
**Council Tax**  
Band G

**Postcode**  
PO35 5SZ

**Viewings**  
All viewings will be strictly by prior arrangement with the sole selling agents Spence Willard.



**Milverton**  
Approximate Gross Internal Area  
3078 sq ft - 286 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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