

# SPENCE WILLARD



Beach House Duver Road, St Helens, Isle of Wight, PO33 1XY

*Overlooking a beautiful nature reserve, Bembridge Harbour approach and the eastern Solent, this stunning period home has a wealth of accommodation and space including an adjacent cottage and beautiful landscaped gardens.*

VIEWING

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The distinctive Beach House on Duver Road is an attractive property, perfectly sited just off the picturesque green in St Helens, opposite the National Trust footpath leading to the beach and Bembridge Harbour. This fascinating parkland extending to the beach called 'The Duver' used to be the Royal Isle of Wight Golf Club. The Duver now provides a month by month ever changing display of wildflowers, birdlife and beautiful woodland and coastal walks. The house enjoys a commanding view over its pretty landscaped gardens and out to sea whilst there are also various outbuildings, including an oak framed boat shed with accommodation and shower facilities over. Beach House and the adjacent Beach Cottage date back to 1830's and offer a wealth of character and style through a versatile arrangement of accommodation extending to five bedrooms and three bathrooms in the house, whilst the cottage, currently rented on an assured short hold tenancy adds a further three bedrooms, a bathroom and a superb kitchen/sitting room with glorious far reaching sea views. The cottage is separately accessed with its own terrace and dedicated parking. Beach House has been beautifully refurbished in recent years to incorporate a high specification finish including handmade kitchen units, underfloor heating in the conservatory and a new ensuite bathroom as well as attractive décor, lighting and carpentry throughout. A wonderful and particularly versatile property, beautifully finished and offering a great deal of accommodation and space together with glorious views.

Beach House is ideally situated close to the village centre and only a short walk down to the harbour quay, the causeway leading to the sand dunes of the Duver and family friendly beach. The small but vibrant village of St Helens has two village shops, two restaurants, a pub and a coffee shop, together with an antiquarian bookshop and excellent access to nearby Bembridge Harbour, with extensive mooring facilities and sailing clubs at Bembridge and Brading Haven. There is easy access to a range of more extensive facilities and mainland transport links at Ryde (approximately 3 miles away) as well as a number of good beaches, including Bembridge and around Priory Bay.

#### Accommodation

##### Ground Floor

##### Entrance/Conservatory

Timber glazed conservatory/garden room with seating and dining space. Underfloor heating and double doors onto the patio.

##### Kitchen/Dining/Living Area

With a luxurious handmade kitchen incorporating wooden doors and stone worktops, this family space also incorporates a built-in dining table and a living area/snug overlooking the gardens with large built in dresser housing TV. French doors with window shutters.

##### Hallway

A grand hallway with high ceilings, hand carved staircase and oak panelled walls, under stair cupboard and engineered wood flooring.

##### Sitting Room

An impressive room of generous dimensions with newly laid carpet, deep original skirting boards, window shutters and patio doors overlooking the garden. Hand carved dresser with cupboards and shelving. Log burning stove on a slate hearth with timber surround and directional picture lighting.

##### Dining Room

With integrated illuminated dresser unit and study area with two sash windows overlooking the garden.

##### Bedroom 5

With built in wardrobe storage and garden outlook.

##### Utility Room

Incorporating space and plumbing for an American Fridge / Freezer, washing machine and tumble dryer and space for drying laundry.

##### Shower Room

With tiled floor, walk-in shower, pedestal wash basin, heated towel rail and W.C.

##### First Floor

A hand carved oak staircase with carpeted runner rises to a light and open galleried landing, there is also a large storage cupboard housing an unvented water cylinder and hatch accessing a large and boarded loft space.

There are four double bedrooms all of which have distant views toward the sea, with two having integrated wardrobe storage, whilst the principal suite is a fantastic and substantial room with windows complete with original shutters and views over mature oak trees, parkland and out to sea. The ensuite has been renewed to offer a beautiful finish with natural stone floor tiles, walk in shower with tiled walls, Villeroy and Boch wash basin, vanity unit and a remote operated anti mist and illuminated mirror while a family bathroom, incorporating panelled bath, shower, twin wash basins and W.C.

##### Beach House Cottage

The adjacent Beach Cottage is currently let out on an Assured Shorthold Tenancy providing a very welcome income, but could be re-connected with the house to enlarge the accommodation. Arranged over three floors, the cottage has three bedrooms and a bathroom in addition to a kitchen, dining and living area with far-reaching sea views. There is also access to the cellar under both cottage and house and a rear terrace giving private outside space.

##### Outside

The grounds of Beach House provide a delightful outlook and wrap around the property framing the wonderful views. There is plenty of off-road parking on a gated driveway, a large and level lawn area bordered by hedgerow, a rose walk and immaculate well-stocked borders which offer an array of colour and seasonal planting. There are various areas for outdoor dining, including a loggia outside of the sitting room, ideal for catching the evening sun in addition to a low-maintenance Mediterranean garden and vegetable patches in front of a Victorian style greenhouse. A summerhouse with log burning stove provides an excellent year around place to sit and enjoy the views, whilst there is an oak framed boathouse, garage and store with its own bedroom and bathroom over offering ancillary accommodation and plenty of storage. Beach House Cottage is found to the rear with dedicated entrance, terrace and parking space.





#### Miscellaneous

The owners of Beach House along with five neighbouring properties own some of the land in the field to the west for the purpose of conserving westerly views creating a 'buffer' from ever being bought or used as anything but open green field space.

#### Services

Mains water, electricity, gas and drainage. Heating in the house is provided by combination of the Aga, roof mounted solar panels heating the water and gas central heating delivered by radiators and there is under floor heating in the conservatory, porch/study and bathroom. An unvented cylinder is located in the cupboard on the landing. The cottage has its own gas fired boiler and the two properties are separately metered.

#### Council tax

House Band D  
Cottage Band C

Tenure The property is offered freehold

#### EPC

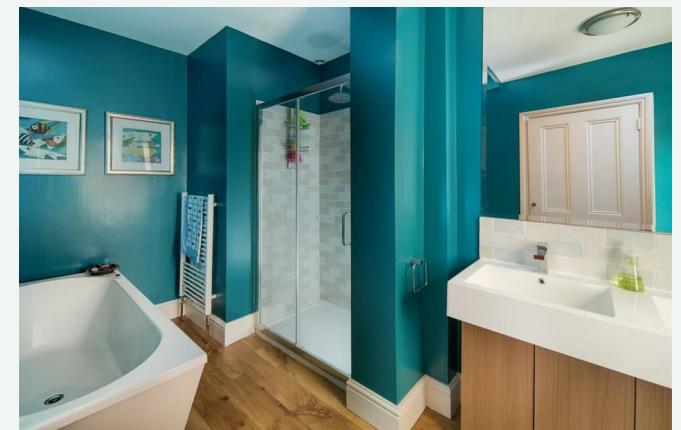
House - C  
Cottage - D

#### Postcode

PO33 1XY

#### Viewings

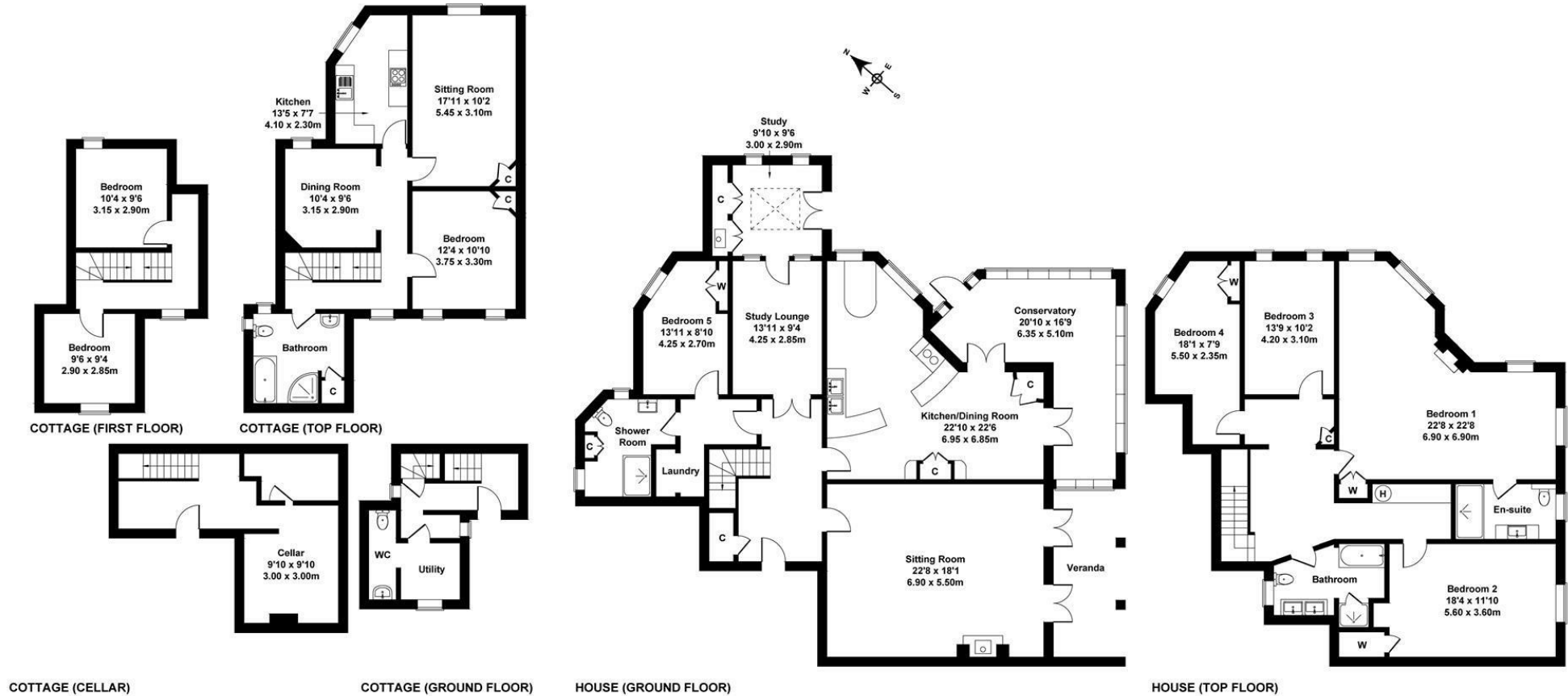
All viewings will be strictly by prior arrangement with the sole selling agents Spence Willard.





## Beach House

Approximate Gross Internal Area  
 House - 3057 sq ft - 284 sq m  
 Cottage - 1475 sq ft - 137 sq m  
 Total - 4532 sq ft - 421 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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