

SPENCE WILLARD



Grove Mews Love Lane, Bembridge, Isle of Wight, PO35 5YD

A beautiful and perfectly formed holiday home in the centre of Bembridge village with styled interiors, off-road parking and small courtyard garden.

VIEWING
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Grove Mews is conveniently located in the centre of the village and provides a wonderful escape with Stucco period frontage and architect designed stylish interiors along with the benefit of the beach and village amenities right on your doorstep. Converted from a commercial building originating in approximately 1890, Grove Mews was remodelled in 2018 now offering an exceedingly light space with well-appointed intelligently arranged living space, including a kitchen and dining area, whilst a bedroom and shower room provide comfortable ground floor accommodation, in addition to a mezzanine floor leading to an additional bedroom over. Off road parking and courtyard garden to the front of the property make for an excellent and comfortable home to escape to in this popular island coastal village.

Situated in the heart of Bembridge with its pretty village centre and array of cafes, restaurants, pubs shops and amenities in addition to a butcher, florist, bakery, fishmonger, pharmacist, refillery, coffee and farm shop. It is just a few minutes' walk from the house to the quiet of Ducie Beach or Bembridge Harbour's sailing clubs, seafood restaurants, boat yards and mooring facilities. There are also numerous coastal paths and beaches close by. High speed links to the mainland are 7 miles away via Ryde and include the hovercraft (a ten minute crossing) and fast catamaran.

Accommodation

Ground Floor
Wide composite door with side and fanlight provides plenty of light to the mews.

Living Area
Ingeniously designed, the kitchen, dining area and living space all work together in this striking vaulted room with remote and climatically operated Velux roof windows providing natural light. There is an integrated media wall with cupboards, shelving and central space for a TV. The kitchen includes a range of under-counter and wall-mounted storage units with under-mounted sink with s/s instant hot water tap over, integrated fridge/freezer and Bosch four ring induction hob with extractor hood over.

Plant Room/Utility Room
Clever storage is provided behind slimline cupboards and offering utility room with space and plumbing for a washing machine and window to the side and wall-mounted electric boiler.

Shower Room
With walk-in shower, hidden cistern Roca W.C. and Durafit wash basin.

Bedroom 1
An attractive room with tongue and groove clad walls to mid height, integrated reading lights, electric radiator and window to the rear aspect.

First Floor

Ash string stairs with a glazed and stainless steel balustrade rise to a brilliantly light mezzanine floor with study or reading area and door accessing Bedroom 2 which has plenty of under eave storage and two Velux windows with remote operated blinds, reading lights, charging points and tongue and groove clad walls.

Outside

Enclosed to the front of Grove Mews is an attractive garden with well planted boundary inside picket fencing making an idyllic space to sit out and enjoy the village buzz and a south easterly aspect. Indian sandstone paving, outdoor shower and wash down area, bin store, lighting and flower beds comprising Crabb apples, Alliums, pink blossoming cherry and an herb garden in one corner.

Miscellaneous

Grove Mews offers a high specification of interior including state of the art kitchen, plumbing and electrics as well as a range of quality natural materials, tiles and floor coverings, windows are remote and climatically operated and there is an automist sprinkler system in case of a fire with in-built sensors and water tank under the stairs. The property has been successfully holiday let over the past four years.

Services

Mains electricity, water and drainage. Heating is provided by electric fired boiler and delivered via underfloor heating on the ground floor and radiators upstairs.

Council Tax

Not applicable as currently rated as a furnished holiday let. Can be changed to council tax if not being run as a holiday let.

EPC Rating

C

Tenure

The property has a share of freehold with the balance of a 975 year lease from 1892.

Postcode

PO35 5YD

Viewings

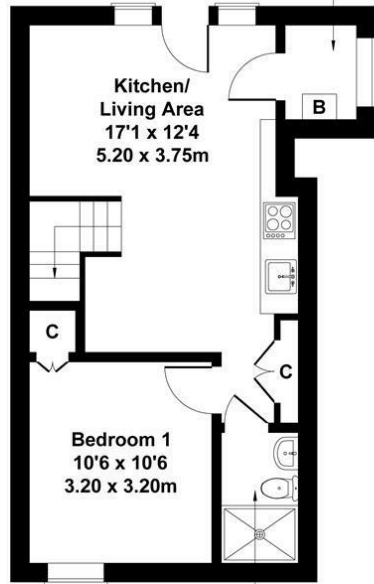
All viewings will be strictly by prior arrangement with the sole selling agents Spence Willard



Grove Mews

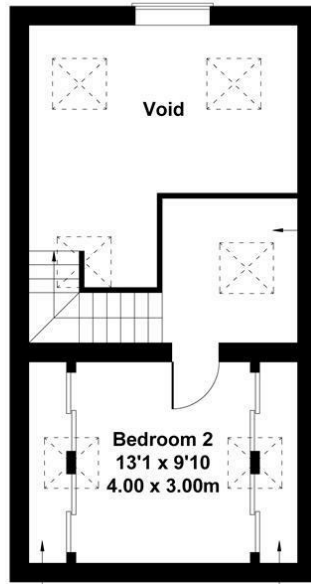
Approximate Gross Internal Area
592 sq ft - 55 sq m

Utility Room
4'11 x 4'11
1.50 x 1.50m



Shower Room
3'3 x 3'3
1.00 x 1.00m

GROUND FLOOR



Mezzanine
Balcony
6'7 x 6'7
2.00 x 2.00m

Eaves
Cupboard Eaves
Cupboard

FIRST FLOOR

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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