

SPENCE WILLARD



Luccombe Haven Ash Grove, Luccombe, Shanklin, Isle of Wight, PO37 6RX

Luccombe Haven enjoys far reaching views across the English Channel and toward Luccombe Down from its elevated position and substantial plot in Luccombe Village.

VIEWING

BEMBRIDGE@SPENCEWILLARD.CO.UK 01983 873000 WWW.SPENCEWILLARD.CO.UK



Luccombe Haven is a well appointed and modernised family home four bedrooms and three bathrooms in addition to a self-contained annexe and double garage with all principal rooms enjoying stunning sea and downland views. Gardens wrap around and are landscaped providing a low-maintenance and comfortable executive home. The open plan family spaces are filled with natural light and the high specification finish to the kitchen, bathrooms and privacy glass windows bi-folding doors make for a particularly appealing space.

Situated in the picturesque Luccombe Village overlooking rolling countryside, downland and the sea with direct access to stunning coastal walks. The amenities of nearby Shanklin Old Village include a range of shops, restaurants and theatre are a short distance walk away. A train service to Ryde provides access to passenger ferry services to Portsmouth, connecting with trains to London, the entire journey time taking two and a half hours. There are also plenty of beaches, bays and coves nearby and stunning walks on the Luccombe and Wroxall Downs or along the coastal paths. The area has an excellent micro-climate and nearby Ventnor has botanical gardens, further award-winning restaurants and a fish market in its sandy bay.

Accommodation
Ground Floor

Entrance

A uPVC door with windows either side opens to a large reception hall with pine floorboards with plenty of wall space for hanging coats.

Inner Hallway

High ceilings, downlights and under stair cupboard as well as deep airing cupboard/cloakroom.

Shower Room

With tiled walls and floors, heated towel rail, vanity unit wash basin, shower and W.C.

Open Plan Kitchen/Dining and Living Area

A fantastic space with dual aspect windows and three sets of bi-folding doors overlooking the gardens and out to sea. There is plenty of natural light with roof lanterns and gloss finish ceramic tiles on the floor make for an exceedingly attractive space. The high specification kitchen boasts an extensive range of under-counter and wall-mounted storage units with deep pan drawers, plinth lighting with grey tiled splashbacks. Corian formed worktops cover the white gloss finish units incorporating twin AEG wine chillers, integrated dishwasher and an under mounted sink with space and plumbing for an American style fridge freezer and range cooker with extractor hood over. There are sea views through the living space and rear access to the garden. Freestanding log burning stove. Pantry cupboard and large kitchen island.

Utility Room

With space and plumbing for washing machine and tumble dryer.

Study

Tucked away from the living space, a dedicated study area with garden views, tall contemporary radiator and ceiling fan.

First Floor

Stairs rise to a galleried landing with large hatch accessing loft space. There are three double bedrooms and two bathrooms, one of which being ensuite from the principal bedroom which also benefits from integrated wardrobes and doors accessing an incredible roof terrace with stainless steel and glass balustrade with an astro-turf surface. This excellent outdoor entertaining space enjoys the best panoramic views in the house.

Outside

Set back behind a set of wrought iron electric gates, Luccombe Haven benefits from substantial landscaped gardens wrapping around the property. There is a block pavia driveway with parking for several cars in front of the garage and a large level lawn looking out to sea with glorious views of the downland in the south. A large patio provides plenty of space for outdoor entertaining, whilst an adjacent summer house, hot tub and sauna area is an excellent addition to lay back and relax whilst looking out to sea. To the rear of the property is a small raised garden pond and ornamental gardens currently benefitting the annexe, with a large tiled roof log store.

Annexe Room

Situated above the garage the annexe incorporates a first floor bedroom and ensuite with a small balcony enjoying sea views. The kitchen, dining and living area on the ground floor accesses the dedicated garden space to the rear. The annexe can achieve in excess of £600pcm on an assured short hold tenancy.

Garage

The integrated garage is capacious with two bays, comprising up and over GaraMatic remote operated doors and to the rear, there is a work bench and wall-mounted Valliant gas fired boiler serving the annexe. A further parking space is found beyond the garden.

Services

Mains electricity, drainage and water, heating is provided via gas fired boiler located in the pantry for the house and the garage for the annexe and delivered via radiators with under floor heating on the ground floor.

EPC

E

Council Tax

House - Band A
Annexe - Band A

Tenure

The property is offered freehold.

Postcode

PO37 6RX

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





Luccombe Haven
Approximate Gross Internal Area
3648 sq ft - 339 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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