

SPENCE WILLARD



Kyabram, Station Road, Bembridge, Isle of Wight, PO35 5NN

An intriguing home filled with character, a short stroll from the harbour with unique interiors, a glimpse of the sea & letting potential.

VIEWING

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This fascinating period home is situated just set back from the harbour and enjoys a wealth of character. Making it an ideal holiday home with potential as a holiday let. Arranged over three floors and with high ceilings and a range of original and bespoke joinery Kyabram has been lovingly used as a holiday home by the current owners for the past 20 years and is now being offered with the benefit of all of the contents and furnishings as 'a turn key' holiday home. The location is idyllic, some 75m from Bembridge Harbour, with beautiful sandy beaches, a cafe and Bembridge Sailing Club all very close by.

The accommodation is arranged over three floors with a large double bedroom on the ground floor and a loft room at the top which is utilised as an overspill space while a sitting room on the first floor enjoys a view to the sea.

Yards from Bembridge Sailing Club, the Harbour and coastal path which provides direct access to superb country walks and along the coast to Priory Bay or Culver Down and beyond. The nearest beach is some 75m away. There is a good range of shops within Bembridge including a butcher, florist, coffee shop, small supermarket, bakery, delicatessen, fishmonger and farm shop, in addition to cafes and restaurants. Bembridge Harbour has extensive mooring facilities, whilst there are also numerous beaches. The Fastcat and Hovercraft provide high speed passenger links to Portsmouth and Southsea and are located in Ryde approximately 7 miles away.

Accommodation
Ground floor

Entrance

Timber door with large fan light opens to an inner hallway with panelled walls to mid height, exposed stone walls above. Beneath the stairs is a versatile utility with washing machine, tumble dryer, small chest freezer and linen store.

Kitchen/Dining Room

A remarkable fitted kitchen added by a previous owner with carpentry skills in boat building. The kitchen consists of plenty of bespoke storage with hand made cupboards, drawers and a dresser unit with large stainless steel sink and drainer, four ring gas hob, integrated electric oven and a classic log burning stove on a tiled hearth.

W.C.

With tongue and groove clad walls, wash basin and W.C.

Bedroom 1

A large double bedroom with gas fire set within a stone wall with dual aspect windows and decorative timber cladding to mid height.

First Floor

Stairs rise to a galleried landing with a timber former mast topped balustrades. With high ceilings and a decorative arched fan light over double doors to the sitting room.

Sitting Room

This is a particularly light space with exposed wood flooring and dual aspect tall windows giving fantastic views of the sea, harbour mouth and St Helens.

Family Bathroom

A classic suite including a bath, pedestal wash basin and W.C. all in a pale pink. There is also a shower, heated towel rail and airing cupboard containing hot water/ immersion tank.

Bedroom 2

A good sized double bedroom with a new uPVC sash window overlooking the rear aspect and an ensuite with basin and W.C.

Loft Space

A staircase rises to the loft room with windows achieving a glorious view of the harbour mouth, Solent and mainland in the distance. This is an excellent conversion of the roof space providing extra space to the house.

Parking

There is no dedicated parking but spaces available on the gravelled lane to the front are not restricted.

Services

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

Tenure

The property is offered freehold.

Council Tax

Band C

EPC Rating

F

Post Code

PO35 5NN

Viewings

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

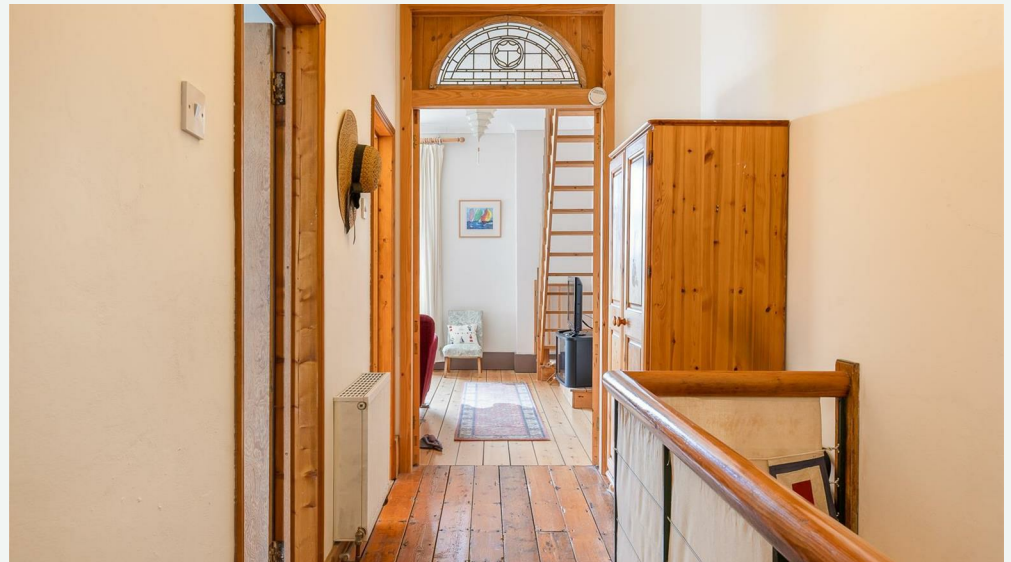


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Total Area: approx 135 sq. metres (1453.1 sq. feet)



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