

SPENCE WILLARD



Larkspur House 21 Steyne Road, Bembridge, Isle of Wight, PO35 5UL

*A charming family home within very private and substantial gardens with gated driveway in a central and convenient position in Bembridge.*

VIEWING

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Larkspur House is a beautifully presented four bedroom home boasting a range of original period features and the benefit of a secluded position with gated driveway and large gardens to the rear. The accommodation is well-proportioned and comprises a kitchen/breakfast room and excellent open plan living and dining room with log burning stove, bay window and doors opening to the garden. There are four bedrooms and two bathrooms arranged over two floors and a range of excellent outdoor entertaining spaces, flower beds and pretty gardens. There is a large, gravelled driveway providing plenty of parking with a further car port beyond. Larkspur is currently set up as a holiday let with a impressive record in recent years and bookings for the summer of 2023, more information on holiday lettings can be obtained via the agent. Larkspur House offers a great balance of space, accommodation and gardens but there is also potential to further extend or modernise to suit (subject to achieving necessary planning consents and approvals).

Ideally situated a short walk to Bembridge Primary School and Steyne Park, the village centre and the coastal paths of Bembridge are also close by. Bembridge Village has a butcher, florist, bakery, delicatessen, fishmonger and farm shop in addition to several cafés and restaurants. The harbour has two sailing clubs and there are numerous beaches surrounding the village. The Fast Cat providing high-speed passenger links to Portsmouth is located in Ryde approximately 7 miles away.

Accommodation  
Ground floor

Hallway  
With under stair space and a low maintenance 'Scandi pine' effect luxury vinyl tile in a Scandi pine running throughout the ground floor.

**Study/Bedroom 4**

With outlook over the front garden, decorative fireplace and picture rails, this is a well-proportioned bedroom or home office.

**Kitchen/Breakfast Room**

With a comprehensive range of shaker style storage units incorporating a 1.5 bowl Franke stainless steel sink with mixer tap over and space and plumbing for fridge, freezer, dishwasher. A range cooker sits within a red brick inglenook with mantle. Under stair cupboard with further storage and racking space.

**Utility Area**

With space and plumbing for a washing machine or tumble dryer.

**Shower Room**

Tiled floors, vanity unit wash basin, electric heated towel rail and W.C.

**Open Plan Living/Dining Room**

A triple aspect family space with deep bay window overlooking the front aspect and dining area to the rear with patio doors to the veranda and gardens beyond.

**First Floor**

Stairs rise to a light filled galleried landing with ideal sitting or study area and hatch accessing a loft space. The first floor comprises three double bedrooms, two of which have garden outlook to the rear and carpeted floors. There is a family bathroom with tiled floors, panelled bath with shower over, pedestal wash basin and heated towel rail and W.C.

**Outside**

Larkspur House is an attractive property with white painted pebble rendered elevations and set back from the road within a mature and very private plot. To the front of the property is a large, gravelled driveway leading to a carport and a front lawn beneath a large Eucalyptus tree and access on both sides to the rear. The gardens at the rear of Larkspur House are fantastic, incorporating a large patio with covered veranda and pergola creating a wonderful space for entertaining and dining, beyond which is a beautifully well-tended garden, complete with pond, raised beds and an array of planting and specimen trees, ensuring a wonderful garden outlook. There is a further lawned area enclosed to the rear with summer house/shed and fenced boundaries which backs onto the recreation ground.

**Services**

Mains electricity, gas, water and drainage. Heating is provided by wall mounted gas-fired Vaillant combination boiler located in a cupboard in the kitchen and delivered via radiators.

**Tenure**

The property is offered Freehold.

**EPC Rating**

D

**Council Tax**

Band F (Currently registered commercial)

**Post code**

PO35 5UL

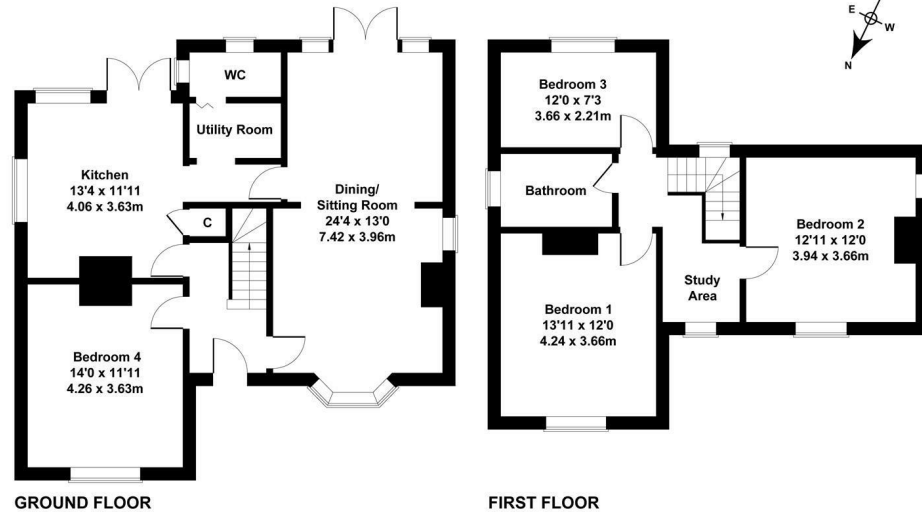
**Viewings**

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



## Larkspur House

Approximate Gross Internal Area  
1399 sq ft - 130 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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