

SPENCE WILLARD



24 Howgate Road, Bembridge, Isle of Wight, PO35 5QW

Enjoying exceptional views to the sea and extensive gardens, this spacious family home boasts modernistic design and specification and is idyllically positioned near the coastal path and benefits on the periphery of Bembridge.

VIEWING

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Tall Trees is an impressive family home constructed in 2004 comprising a comfortable layout of open plan reception space in addition to four bedrooms two of which are ensuite. The light and beautifully presented family space flows brilliantly with a fantastic open plan kitchen, dining and living area. Bi-folding doors open to glorious gardens, whilst there is also living area on the upstairs landing with balcony enjoying the best views out to sea. The extensive garden extends to two thirds of an acre in a south-easterly aspect with views and plenty of space for growing vegetables and fruit as well as a wildlife pond, an integrated garage and a substantial driveway bordered by well stocked beds.

Located next to the coastal path leading to Culver Down or Forelands Beach with a beautiful lagoon for fishing and sandy beaches in addition to a shallow haven at off Paddock Drive, perfect for swimming, kite-surfing, paddle boarding and beach-combing. Tall Trees is a short walk to the village amenities, school and harbour. Bembridge village has a good range of shops, cafes and restaurants, including a butcher, fish monger, farm shop and chemist, whilst Bembridge Harbour has extensive mooring facilities and two sailing clubs.

Accommodation

Ground Floor

Entrance

An Indian sandstone paved ramp leads to a deep porch with space for a seat. Composite front door with windows either side.

Hallway

An impressive space with vaulted ceiling with chandelier and oak-tread staircase rising to the galleried landing, Travertine stone-tiled floors run through to the kitchen. Deep cloakroom cupboard with burglar alarm and internet router.

Study/Bedroom 5

Overlooking the front aspect, this well-proportioned room is currently arranged as a study but could provide an additional bedroom.

Sitting Room

Dual aspect with bi-folding doors accessing the garden and sea views. There is a large stone fireplace housing a log burning stove on the slate hearth with bespoke oak mantle and log store alcove to one side.

Open Plan Kitchen/Dining Room

A superb family space linked through stone archways with bi-folding doors and windows to the garden. The dining room offers a large space with the same woodburning stove for the sitting room exposed on this side offering an excellent feature and heat source to the centre of the house. The kitchen enjoys a fantastic outlook and is well-equipped with a full range of under-counter and wall-mounted Nolte storage units with Corian formed worktops plus an island unit for seating with storage. The kitchen incorporates a cream-coloured gas fired Aga with gas-hob electric oven module, an under-mounted 1.5 bowl stainless steel sink with mixer tap over and integrated Bosch dishwasher, space and plumbing for an American style fridge/freezer. Corner pantry with tile topped shelving.

Utility Room

A particularly large utility space with a further range of under-counter and tall storage units with stainless steel sink with mixer tap over, water softener, wall-mounted boiler and unvented cylinder. Space and plumbing for washing machine and tumble dryer and ancillary freezer.

W.C./Cloakroom

With pedestal wash basin, W.C. and Travertine stone tiled flooring.

Cellar

Beneath the house is a useful integrated storage room with concrete floors, ideal for storage and a wine cellar. There are two sump pumps (one in reserve).

First Floor

A bespoke oak staircase rises to a light-filled galleried landing with seating area and folding doors accessing a recessed balcony. Built-in display unit, loft accesses with fitted ladders and Velux window.

The first floor comprises four generous double bedrooms including two bathrooms. Bedrooms one and two enjoy garden and sea views with access to the balcony. Bedroom one has fitted wardrobes and an ensuite shower room with large shower cubicle, heated towel rail, vanity unit wash basin, bidet and W.C. Bedroom two with a large ensuite bathroom also accessed from the landing incorporating a 'P' shape bath with shower over, heated towel rail, pedestal wash basin, bidet and W.C. Bedroom three has two freestanding wardrobes.

Garage

Integrated and accessible from the house is a garage with automated up and over door. Includes consumer unit and solar panel meter.

Outside

Tall Trees sits well back from the road behind a boundary of mature trees of various types with a large gravelled driveway centred around a Magnolia tree and Lavender bed offering parking for several cars in front of an integral garage. There is side access to the rear, where the gardens extend to approximately 2/3 of an acre and enjoy far reaching views out to sea. The garden is predominantly laid to lawn with an impressive array of well-stocked





borders, colourful rose-bed and Wisteria adorning the rear elevation. A small orchard area features fruit and nut trees. The garden provides a tranquil and beautiful space with stunning views. It is also well designed with the benefit of a workshop, 14x8-ft Robinson's greenhouse and garden shed. In addition, a summerhouse with glazing on all four sides sits upon a raised deck in the shelter of mature Oak trees in the southern corner where there is a flagpole plus glorious views across the eastern Solent and on a clear day to Chichester. A feature of the garden is the large wildlife pond with timber bridge over and adjacent wildflower area.

Services

Mains electricity, water, drainage. Heating is provided by gas fired boiler located in the utility room and unvented cylinder delivered via underfloor heating throughout. Solar panels were installed in 2013 on a feed-in tariff which runs for a further 14 years and on average provides an annual income of £1,000 and also reduces the electricity bills significantly. The property is also wired with CAT 7 network capability with telephone and Ethernet ports in most rooms. Satellite dish and TV aerial.

Tenure

The property is offered Freehold

EPC

Rating B

Council Tax

Band G

Postcode

PO35 5QW

Viewings

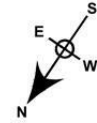
All viewings will be strictly by prior arrangement with the sole selling agents: Spence Willard





24 Howgate Road

Approximate Gross Internal Area
2594 sq ft - 241 sq m



Cellar

GROUND FLOOR

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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