

SPENCE WILLARD



Oak Hut The Duver, St. Helens, Isle of Wight, PO33 1YB

Situated on the stunning coastal headland with beautiful outlook over St Helens Duver and beyond to the sea, this charming and historic home provides a unique holiday retreat and an opportunity to develop further.

VIEWING

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Built on the site of the professional golf shop of the historic Royal Isle of Wight Golf Club (which created some of the modern-day rules of golf), which was enjoyed by visitors and locals between 1882 and 1961. The Oak Hut overlooks an expansive area of open grassland and sand dunes with wild flowers and beyond to the coastal headland of Bembridge Harbour. Beautiful sandy beaches and coastal walks are accessible directly from the property and the magical outlook to the waters of the eastern Solent with sailboats passing less than 100m from the front door is unique. This iconic timber-framed building comprises a single storey synthetic weatherboard clad structure with uPVC windows, an open plan living space including a kitchen, dining and living area. There are two double bedrooms and a bathroom, whilst a patio-garden extends in a southerly aspect to the rear. A viewing platform which gives superb sea views is accessed via a spiral staircase to the side, and a splendid oak tree stands to the side of the path as you approach the front stable door. Double-parking is provided on a hard standing to the front. The Oak Hut offers a rustic and idyllic holiday retreat, but has the potential for somebody to renovate, extend or further develop creating a luxurious coastal home similar to others on the Duver (subject to obtaining the necessary planning consents and approvals).

The Oak Hut is idyllically situated directly on St Helens Duver with the beach and marina in close proximity along with the causeway leading to the small but vibrant village of St Helens with its two village shops, restaurants, a pub and a coffee shop, together with an antiquarian bookshop. It has excellent access to nearby Bembridge Harbour, with extensive moorings and sailing clubs at Bembridge and Brading Haven. There is easy availability of a range of more extensive facilities and mainland transport links at Ryde (approximately 3 miles away) as well as a number of good beaches, including Bembridge and around Priory Bay.

Grounds

The Oak Hut is set back behind a post and rail fence with wild growing herbaceous shrubs and a path leading to a private garden patio with a southerly aspect. Beautiful National Trust grassland and sand-dunes stretch to the front, which lie between the Oak Hut and the sea. There is a viewing platform at the top of a spiral staircase to one side and allocated parking for two cars on a hard standing to the front.

Services

Mains water, gas, electricity and drainage. Hot water is provided by large electric immersion tank and heating is supplemented by electric wall heaters. Telephone line installed (re-connection required).

Council Tax

Band A

Tenure

The property is offered freehold

EPC

Rating F

Postcode

PO33 1YB

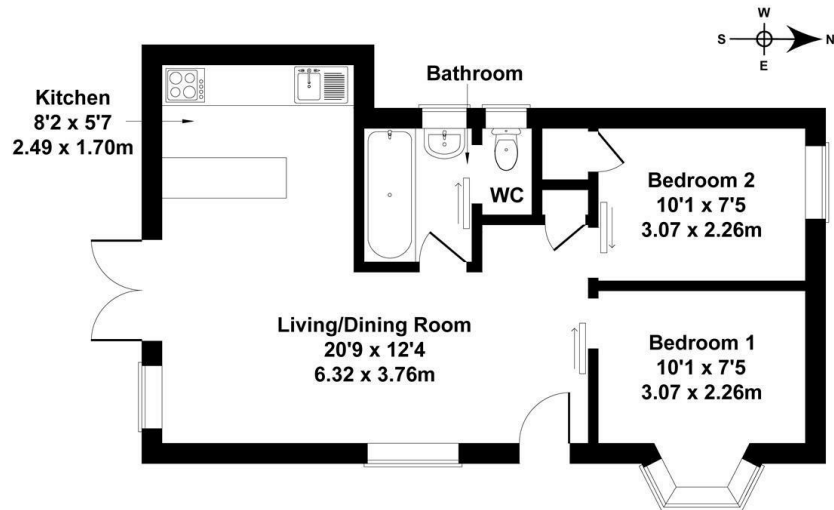
Viewings

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



Oak Hut

Approximate Gross Internal Area
517 sq ft - 48 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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