

SPENCE WILLARD



Farm Lane Cottage, Foreland Farm Lane, Bembridge, Isle of Wight, PO35 5TJ

Set in private and mature gardens on a leafy lane close to the beach in Bembridge, this substantial period property offers light accommodation with splendid garden outlook.

VIEWING

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Farm Lane Cottage is arranged over three floors and boasts a wealth of generous reception space with accommodation extending to four or five bedrooms with two bathrooms, including an excellent recent addition in a large glazed garden room. An attractive house with period charm, both inside and out, private gardens wrap around the house, giving a feeling of space and a pretty outlook. Situated on Forelands Farm Lane, which is a sought after lane forming part of the coastal path with the beach at Lane End or Paddock Drive a few minutes walk away.

The Village of Bembridge has a good range of small shops for everyday needs, including an excellent fishmonger with freshly caught fish, a coffee shop, a farm shop, a butcher, delicatessen and several good restaurants. A more comprehensive range of shopping facilities is available in the county town of Newport (13 miles) and the nearby town of Ryde (7 miles). Located close to the eastern most point of The Island, Bembridge Harbour has extensive mooring facilities and two sailing clubs and there are wonderful coastal walks and sandy beaches accessible directly from the property. There are shallow beaches, perfect for swimming, kite-surfing and beach-combing.

Accommodation

Ground Floor

Entrance

An Oak beam pitched roof porch covers the composite front door.

Hallway

With under stair cupboard.

Kitchen

A large kitchen with a full range of shaker style undercounter and wall-mounted storage units incorporating a four ring Bosch ceramic hob with separate AEG large ring gas hob. Bosch mid level oven and grill as well as a stainless steel sink with mixer tap over, undercounter lighting and space and plumbing for a dishwasher.

Utility Room

With wall-mounted consumer unit, worktop with Franke stainless steel sink with mixer tap over, space and plumbing for a washing machine and tumble dryer. There is also a plant room housing wall-mounted boiler with unvented cylinder and separate W.C.

Garden Room

This excellent addition is a superb light and versatile space with tiled floors and underfloor heating along with triple aspect windows and bi-folding doors connecting the room to the terrace and achieving a sunny southerly aspect.

Sitting Room

A light room with generous proportions, gas fire and windows achieving garden outlook to each side of the house.

Study/Bedroom 5

With dual aspect windows overlooking the garden currently arranged as a study, but could offer an additional bedroom, snug or TV room.

Play Room

This central space currently provides an office, but with doors to the hall and garden room and next to the kitchen, this is an ideal playroom.

First Floor

Stairs rise to a light filled galleried landing with hatch accessing the loft space.

The first floor comprises four double bedrooms with southerly aspect and garden outlook, whilst there is a family bathroom with panelled bath, separate shower, pedestal wash basin, heated towel rail and W.C. along with airing cupboard with shelving.

The principal suite sits at the western end of the first floor and is a particularly large and well appointed room with air conditioning and dual aspect garden views. An ensuite shower room has tiled floors and walls, wall-mounted wash basin, shower, heated towel rail and W.C.

Second Floor

A spiral staircase in the main bedroom rises to a dressing room in the converted loft space above.

Outside

Farm Lane Cottage sits centrally within its magnificent gardens and enjoys a high degree of privacy with mature Griselinia and Beech hedging together with trees and fence clad with Jasmine providing an established boundary. There is off-road parking on a gravelled driveway and pedestrian Oak gates gain access to the garden. The gardens have been expertly designed and are managed by C.A.R Gardens. Largely laid to lawn with wild growing Daisy meadows, climbing Rose, Magnolia and Willow in the front. On the southern elevation, a large paved terrace is bordered by a raised bed with herbaceous shrubs and further specimen trees providing an excellent area for outdoor dining. At the rear a Grapevine climbs the wall, whilst there are various palms and Echium flowers and a Bramley apple on the northern lawn. There is a large outbuilding/garden shed.

Services

Mains electricity, water and drainage. Heating is provided by gas fired boiler in the plant room with unvented cylinder delivered by radiators with air conditioning in the principal bedroom and underfloor heating in the ensuite and also in the garden room.

Tenure

The property is offered freehold.

Council Tax

Band G

EPC

Rating C

Postcode

PO35 5TJ

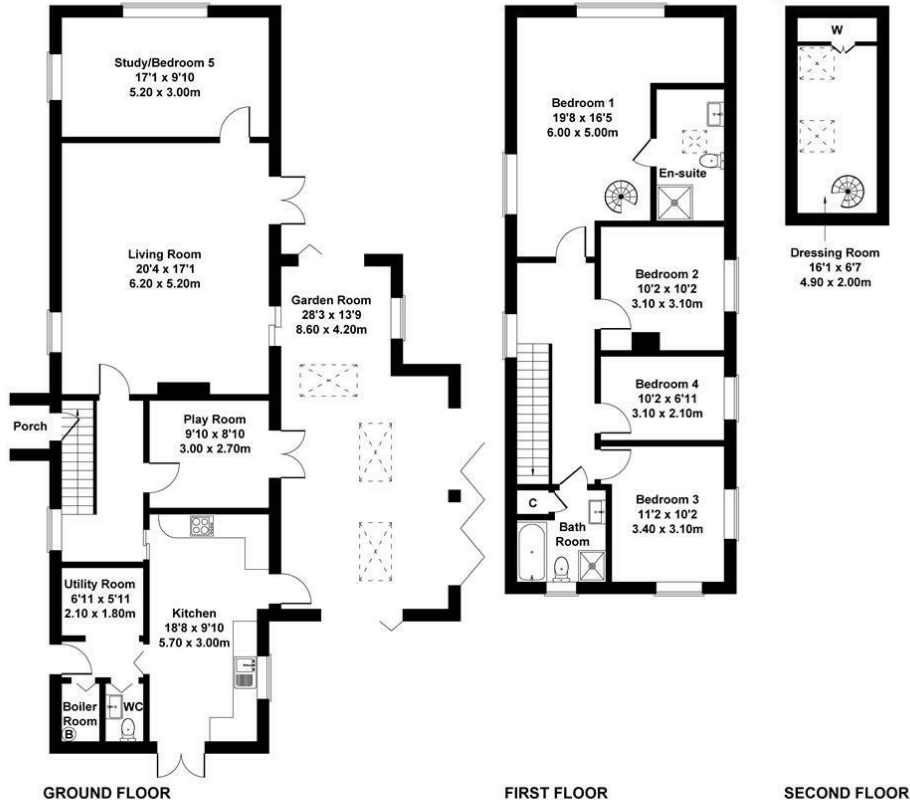
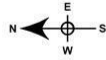
Viewings

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



Farm Lane Cottage

Approximate Gross Internal Area
2271 sq ft - 211 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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