

SPENCE WILLARD



The Martins, Eddington Road, St. Helens, Isle of Wight, PO33 1XS

A stunning stone barn conversion, providing a stylish family home set within private gardens in a sought-after position off St Helens with harbour views and close to the beach.

VIEWING
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The origins of the barn date back to c.1750 and have been extensively remodelled and updated in recent years to offer an incredible and very spacious four-bedroom home. Internally, the barn benefits from a contemporary design combined with excellent craftsmanship and high specification natural materials, including exposed timber beams, vaulted ceilings and oak flooring and exposed stone walls.

Designed by award winning architects, Edgley Design, The Martins is a stunning property boasting a wealth of eye-catching features providing a stylish yet exceedingly comfortable family home. Arranged in an 'L' shape, accommodation extends in two wings with particular note of a fantastic master bedroom with ensuite. Cleverly designed, the house takes in plenty of natural light and all rooms overlook the central landscaped and walled gardens. A huge sitting room boasts bespoke wooden fronted cabinetry and a stone fireplace with patio doors from both the kitchen and sitting room leading onto the decked terrace. A ground floor guest suite enjoys its own spacious and well-appointed ensuite, with two further bedrooms on the first floor, both with views of Bembridge Harbour. In total, there are four bedrooms, three of which provide ensuite bathrooms.

Ideally situated in the village centre and only a short walk down to the harbour quay and the causeway leading to the sand dunes of the Duver and family friendly beach. The small but vibrant village of St Helens has a village shop, two restaurants and a pub, together with an antiquarian bookshop and excellent access to nearby Bembridge Harbour, with extensive mooring facilities and sailing clubs at Bembridge and Brading Haven. There is easy access to a range of more extensive facilities and mainland transport links at Ryde (approximately 3 miles away) as well as several beautiful beaches, including Bembridge, Seagrove and Priory Bay.

Accommodation

Ground floor

Entrance

An oak post veranda covers the timber front door with windows either side.

Hallway

With oak wood flooring running throughout the majority of the ground floor. This vaulted space with Velux window has an exposed stone wall and push to open cloakroom cupboards with plenty of wall space for hanging coats.

Play Room/Snug

Vaulted ceilings with large pendant lighting and oak bi-folding doors. An integrated bench seat provides storage with accessible plywood hatches.

Bedroom 2

An ideal guest suite tucked away at the end of the house with automatically operated Velux windows and fitted blinds. There is a full bank of oak fronted wardrobe storage and a walk in ensuite wet room, with sliding glass door, wash basin, heated towel rail and hidden cistern W.C.

Kitchen/Dining Room

A solid oak internal door opens to this fabulous entertaining space with vaulted ceilings to the first floor landing along with floor to ceiling doors and windows on one side overlooking the garden, providing natural light, which is further enhanced by concrete pendant lighting suspended above the dining area. The floor is laid to attractive porcelain large tiles and the contemporary kitchen is cleverly designed around a large central island with built in Franke extractor hood over a flush four ring Barazza gas hob and integrated wine chiller. There is a full range of under-counter pan drawers incorporating a suite of high specification Miele appliances including dishwasher, full height integrated fridge, separate freezer, two Miele ovens as well as plate warming drawer. Glass splashback and dark silestone worktops under-mounted stainless steel Franke sink with carbon mixer tap over. Integrated speaker system, ceiling spot and wall lighting.

Sitting Room

An incredible space with oak framed patio doors leading onto the decked terrace. One wall is given to storage behind a range of intricate cabinetry with hinged solid wood doors, including a hidden TV behind a sliding panel, bookshelves with integrated lighting and various cupboards. Full height stone fireplace with embedded gas fire, integrated speaker system and ceiling spot lighting

Utility Room

With a further range of storage cupboards, space and plumbing for a washing machine, additional sink and plant room housing wall-mounted boiler and unvented cylinder.

Cloak Room

With vanity unit wash basin, hidden cistern W.C. large mirror and clothes drying rail over a draining are ideal for wetsuits and sailing gear. Deep lockable cupboard with shelving.

First Floor

An oak staircase with guide lighting rises to a wonderful galleried landing with Velux windows overlooking the garden. The first floor comprises three double bedrooms, all benefitting from Velux windows with stunning views of Bembridge Harbour.

Bedroom 1

This impressive principal suite is accessed through a luxurious bathroom with freestanding bath and walk-in shower. Wall mounted wash basin, vanity unit, hidden cistern W.C. and heated towel rail, as well as electric underfloor heating. The main bedroom is substantial with impressive high ceilings and a picture window overlooking the eastern aspect with bespoke oak shutter blinds. Built in wardrobe storage and Velux windows provides additional views to both the walled garden and Bembridge Harbour.

Bedroom 2

Double bedroom with built in oak wardrobes and a large Velux window providing stunning views of Bembridge Harbour.

Bedroom 3

Double bedroom with ensuite wet room and Velux window, again offering views of Bembridge Harbour.

Outside

The enclosed walled garden is particularly attractive, benefitting from a large timber west facing decked terrace with integral LED lighting, perfect for outdoor dining and entertaining. Accessed through a pair of timber fortress gates to the front, there is plenty of parking available on a gravelled driveway adjacent to a large lawn in the middle with an apple tree and stone wall to one side clad with wisteria and clematis. To the barn wall is further outdoor lighting, an external power socket as well as an established rose and bay tree. A large integrated store, accessed from the gravel driveway benefits from a pitched roof and in-built shelving offering plenty of storage space for bikes, paddleboards and BBQs etc, with power for an ancillary fridge/freezer and lighting

Services

Mains electricity, water and drainage. Heating is provided by gas fired boiler and delivered via underfloor heating throughout the ground floor and radiators on the first floor.

Tenure

The property is offered freehold

EPC Rating

C

Council Tax

E

Postcode

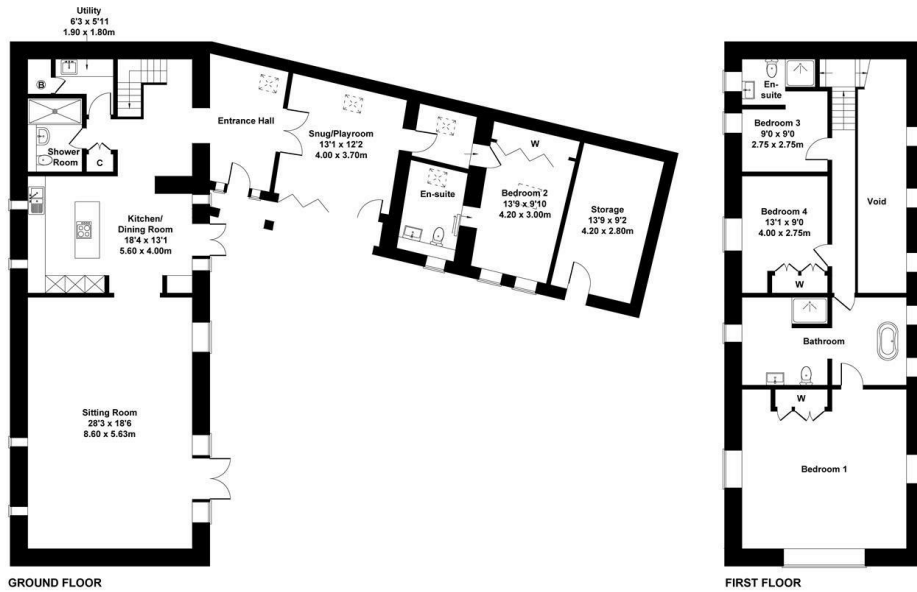
PO33 1XS

Viewings

Strictly by prior arrangement with the sole selling agents Spence Willard



The Martins
 Approximate Gross Internal Area
 2744 sq ft - 255 sq m
 (Exclude void)



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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