

SPENCE WILLARD



Ely Place Swains Road, Bembridge, Isle Of Wight, PO35 5XR

A rare opportunity to acquire a property on Swains Road with a large footprint and planning approval for a replacement substantial four bedroom house with generous gardens and a sunny aspect.

VIEWING

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Ely Place is currently a single storey period property offering extensive accommodation and plenty of garden space in addition to vehicular access along the side to a garage and summer house at the foot of the garden. With pebble rendered elevations the property has been extended historically in order to provide large rooms and further accommodation. There is a particularly sunny courtyard in the middle accessed from bedrooms and sitting room. There is plenty of space in the property with generous accommodation and the whole property possesses huge potential for modernisation, remodeling or replacement with a large two storey dwelling which has planning approval.

The location is idyllic, just moments from the sandy beaches of Bembridge and minutes from excellent walking routes on coastal paths to the village centre and Harbour. Bembridge Harbour has extensive mooring facilities and two sailing clubs, whilst the village has a good range of shops, in addition to a butchers, fish mongers, farm shop, cafes and restaurants. There are high speed passenger ferry links to (22mins) Portsmouth from Ryde approximately 7 miles away.

Accommodation
Ground Floor

Storm porch over a large timber door.

Hallway

A substantial hallway with plenty of space for boots and hanging coats and cloaks. Large airing cupboard with storage within two cloakroom cupboards. Floor to ceiling windows providing plenty of light.

Boot Room

With further wall hanging storage and W.C. with wash basin and further large Butler sink.

Utility Room

With space and plumbing for washing machine and tumble dryer as well as racking for drying clothes and a floor mounted Kingfisher 2 Gas fired boiler.

Kitchen

A fully equipped kitchen with original undercounter and wall mounted storage units, stainless steel sink with mixer tap over, space and plumbing for a fridge/freezer, dishwasher, cooker and washing machine. Breakfast table area to one end.

Sitting Room

A particularly light space with southerly aspect and twin sets of patio doors onto a courtyard. This is a substantial room with open fireplace.

Bedrooms

There are 6 bedrooms in total, 3 of which are large double rooms with ensuite bathrooms and a further separate family shower room.

Outside

The property is set well back from the road with a gravel driveway providing parking for several cars and there is vehicular access to the side of the house through twin gates to the garage and summer house at the foot of the garden. The courtyard off the sitting room offers a secluded and sunny area for outdoor dining and entertaining while there is a lawn at the rear with wall and fenced boundaries providing an exceptional family garden space.

Services

Mains electricity, water and drainage. Heating is provided by gas fired boiler located in the utility room and delivered via radiators.

Tenure

The property is offered freehold

Council Tax

Band G

EPC Rating

E

Postcode

PO35 5XR

Viewings

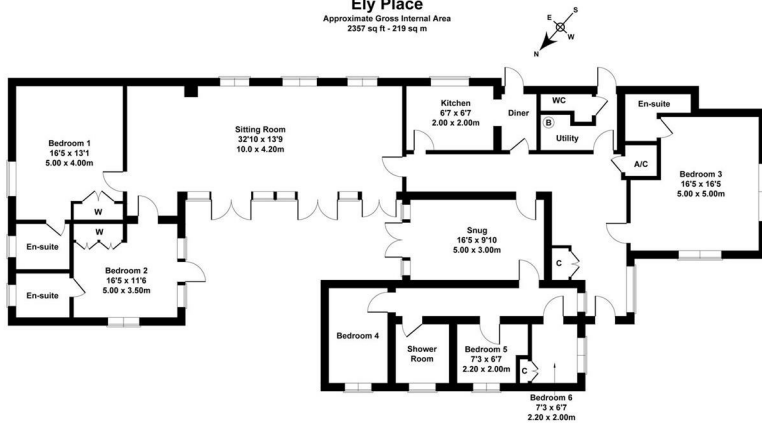
Strictly by prior arrangement with the sole selling agents Spence Willard

Planning Permission

PP-11391045 - Demolition of bungalow; proposed replacement dwelling. Awarded 1st February 2023. It should be noted that the plans proposed for a replacement dwelling occupy only 40-50% of the current footprint meaning there will be a larger garden to the rear and therefore also potential for further developments of the ancillary accommodation or dwelling at the foot of the garden (subject to achieving the necessary planning consents and approvals).



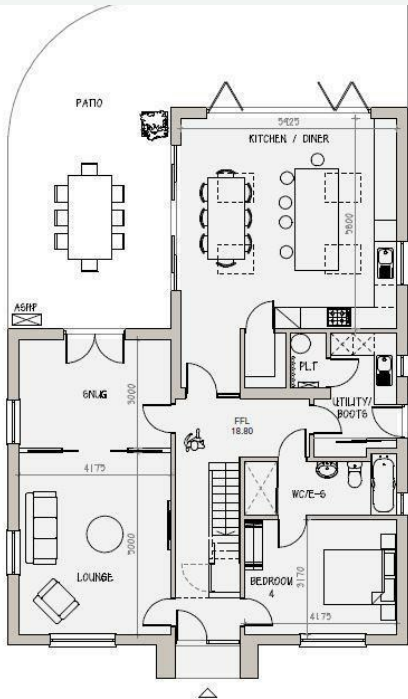
Ely Place
Approximate Gross Internal Area
2357 sq ft - 219 sq m



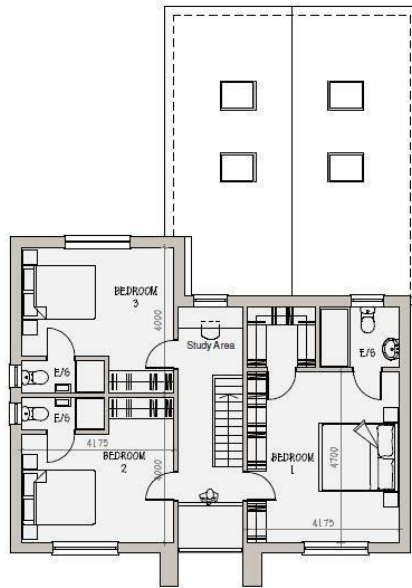
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.
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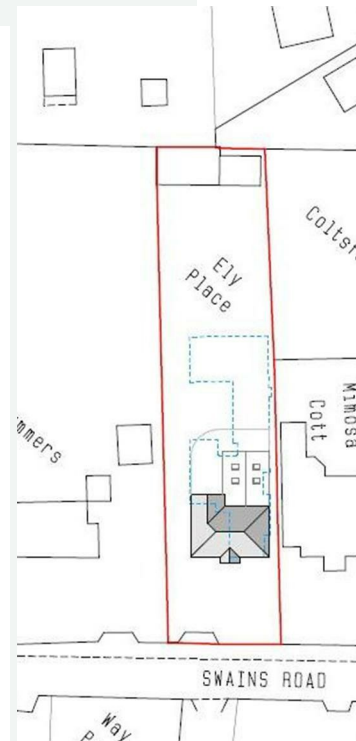
SOUTHERN PERSPECTIVE



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SITE PLAN



WESTERN PERSPECTIVE

Important Notice

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