

SPENCE WILLARD



Woodclose, Lane End, Bembridge, Isle Of Wight, PO35 5SZ

*A short walk to the beach at Lane End Road, this charming period property benefits from private gardens, a substantial one bedroom self-contained annexe set within its own secluded and mature gardens.*

VIEWING

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Woodclose occupies a private position within a popular part of Bembridge, with the beach and Lifeboat Station approximately 80m walk along the road. This interesting property boasts an impressive package with a three-bedroom house, currently utilised for holiday letting (compliant with current holiday letting fire and safety regulations), but ideal as a family home with large kitchen, dining room and sitting room and plenty of space and gardens extending to the rear. The property further benefits from a self-contained annexe/chalet in its own private gardens extending to woodland at the back. The bungalow is well-equipped with large rooms, separate kitchen and woodburning stove, comfortable for year around occupation. Occupying its own magical gardens, Woodclose Bungalow is a log-built chalet, believed to have been brought to the island as 'Billets' for soldiers during the war and now provides accommodation in many similar properties in Bembridge. Constructed largely of timber, the bungalow sits in charming plot with gardens backing onto woodland. The property offers an opportunity to live in a great location with an income stream, but some modernisation may be required.

Located along Lane End Road, providing easy access to the beach and a range of excellent walks from the coastal path just a short distance from the property. Bembridge village has a good range of shops, cafes and restaurants, including a butcher's, fish monger's, farm shop and chemist, whilst Bembridge Harbour has extensive mooring facilities and two sailing clubs.

There are many options for travelling back and forth to the mainland. The nearest passenger ferry crossings are from Ryde (7miles) connecting at Portsmouth with trains to London Waterloo while Wightlink vehicle ferries cross from Fishbourne (10 miles) to Portsmouth providing a slick, efficient and reliable 24/7 vehicle service. Island residents are able to benefit from significant discounts by using a multi-link ticket with 10 car crossings the cost is approximately £35.50 per crossing for a standard car (as of August 2024). Flexible booking via the Wightlink App, with numberplate recognition makes for easy journeys with a priority boarding option for those requiring fast boarding/deboarding.

#### Accommodation

##### Woodclose (House)

##### Ground Floor

##### Entrance

Hallway with uPVC front door with stained glass inset. Plenty of space for hanging coats.

##### Family Bathroom

A pleasant suite incorporating panelled bath with shower over, pedestal wash basin and W.C.

##### Bedroom

A large double bedroom with built in wardrobe and large casement window overlooking the front aspect.

##### Dining Room

With carpeted floors and a deep understairs cupboard, wall and pendant lighting.

#### Sitting Room

Open to the garden room, there is a fireplace with electric stove stone hearth. Window with front aspect.

#### Garden Room

A light space with garden outlook and sliding doors onto the terrace.

#### Kitchen

Incorporating a full range of under counter and wall mounted storage units with tiled splash backs, stainless steel sink with mixer tap over and space and plumbing for an oven, fridge / freezer and washing machine.

#### Outbuildings

Located to the rear of the kitchen and accessed externally, housing gas fired oiler and a large coal store.

#### First Floor (Bedroom 1 and 2)

Stairs Rise to a landing accessing two large double bedrooms with pleasant views of either the side or front aspect with mature Oak trees. Bedroom 1 has an ensuite shower room.

#### Woodclose Bungalow

##### Accommodation

##### Entrance

Lean to style porch running from front to back giving access to the garden.

##### Open Plan Dining/Living Area

A superb room with high ceilings and exposed beams and a large fireplace housing substantial woodburning stove on a stone hearth. Double doors access a stunning garden with southerly aspect to the rear.

##### Annexe Bedroom

With plenty of wardrobe storage and high ceilings, there is sliding patio doors onto an enclosed veranda with decked flooring and a blanket of artificial planting, creating a beautiful space for outdoor dining and entertaining.

##### Ensuite Shower Room

Fully equipped with an electric Bristan shower, pedestal wash basin and W.C.

##### Kitchen

The kitchen boasts a range of under-counter storage units with oven, sink and window overlooking the side aspect.

##### Outside

There is parking on a driveway at the front of Woodclose next to a lawned garden. Gardens extend to the rear enjoying plenty of privacy with apple trees, a covered veranda and a lawn with south facing aspect. The path leads on to a Jasmine clad archway and onto the chalet gardens with deep planted borders. In front of the Woodclose Bungalow there are a range of log stores and covered storage areas as well as a large shed with commercial food preparation units and currently used a utility room with space and plumbing for a washing machine, tumble dryer and ancillary fridge. Water, power and lighting laid on. Beyond the bungalow the garden is a private and tranquil space with a magical backdrop of mature trees with an abundance of wildlife including red squirrels.

##### Services

Mains electricity, gas, water and drainage. Heating is provided by gas fired boiler in the house and delivered via radiators. In the chalet heating is provided by log burning stove and plug in ancillary radiators.

##### Tenure

The property is offered freehold.

##### Council Tax

Band E

##### EPC Rating

House - D

Bungalow - F

##### Postcode

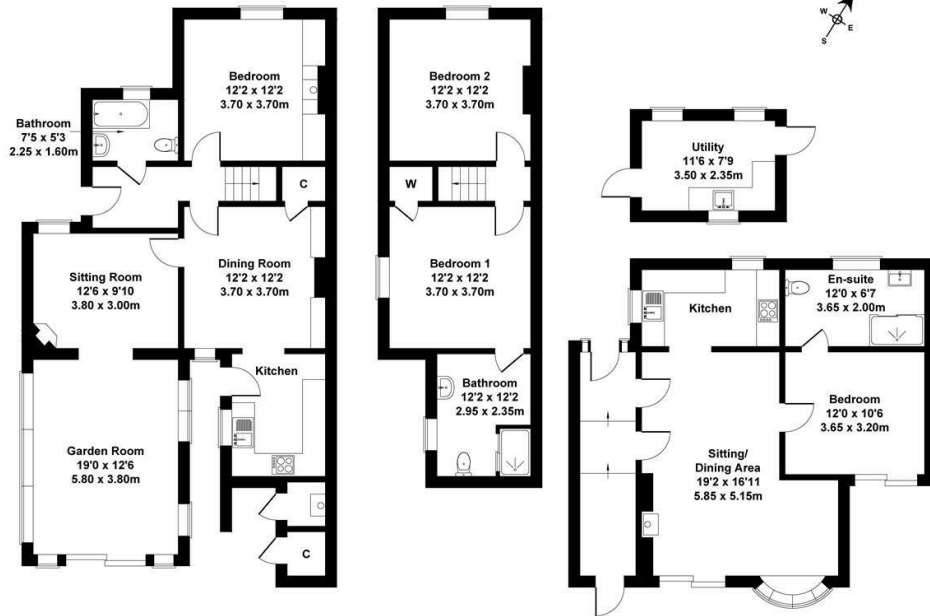
PO35 5SZ

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



## Woodclose And Woodclose Bungalow

Approximate Gross Internal Area  
 House : 1184 sq ft - 110 sq m  
 Bungalow : 560 sq ft - 52 sq m  
 Total : 1744 sq ft - 162 sq m



GROUND FLOOR (HOUSE)

FIRST FLOOR (HOUSE)

ANNEXE/BUNGALOW

### 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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