

SPENCE WILLARD



Magnolia Lodge 27 Beachfield Road, Bembridge, Isle Of Wight, PO35 5TN

Set back on a lane from Forelands Beach, this spacious family home enjoys sea views and has large walled gardens and outbuildings.

VIEWING

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Magnolia Lodge is a charming detached house toward the end of Beachfield Road which leads to the beach. There are superb country and coastal walks directly from the house and with large walled and mature gardens along with plenty of off-road parking, a wealth of out-buildings and fantastic family space there is a great deal on offer. The house consists of spacious ground floor reception space with sitting room and large family kitchen/dining room, there is also a downstairs bedroom and two further bedrooms and a bathroom on the first floor. The double garage is versatile with a further office at the rear and at the front there is parking for two cars on a block paved driveway.

Forelands beach is excellent with its links to coastal walks, rock pooling and exploring along with being a great spot for kite surfing, windsurfing or paddle boarding is located just outside of the property with the slipway some 50m away. Bembridge Village is diverse with a real community feel. It has a fantastic range of small shops for everyday needs, including an excellent fishmonger with freshly caught fish, a farm shop, a butcher, a delicatessen, bakery, coffee shop 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.

Accommodation

Ground Floor

Entrance

A block paved path leads to a porch with sliding doors and with the original glazed timber door with sidelights.

Hallway

A spacious hallway with under stair cupboard and former airing cupboard with shelving.

Bedroom/Family Room

With front aspect and plenty of light through a large uPVC window, this room has built in wardrobe storage.

Sitting Room

A generous space with dual aspect windows and new sliding doors overlooking the garden and accessing the terrace. A log burning stove on a slate hearth with oak mantle.

Utility/Shower Room and W.C.

This versatile space has a shower/cloakroom with W.C. and hand basin but also space and plumbing for washing machine, tumble dryer and with tiled floors makes an ideal wash down for dogs or if returning from the beach.

Kitchen/Dining Room

An excellent family space with a brilliant handmade kitchen with hinged solid wood doors, cupboards and shelving. There are tiled splashbacks and a 1.5 bowl composite sink with mixer tap over, a range cooker with extractor over and also space and

plumbing for fridge/freezer. Integrated dishwasher and cupboard housing wall-mounted boiler and a large window overlooking the gardens. There are two deep larder cupboards with shelving and space for an ancillary fridge.

First Floor

Stairs rise to a particularly spacious landing which could provide space for a study or reading area, where there is a window overlooking the front garden and glimpses of the sea. The first floor comprises two double bedrooms, both of which have sea views and under-eave storage. The main bedroom has a large built-in wardrobe and dual aspect windows while the family bathroom incorporates a bath with shower over, a vanity unit wash basin, hidden cistern W.C. and hatch accessing the loft.

Outside

Magnolia Lodge sits back from the unmade road with a central Magnolia tree within the lawn and short wall with a range of shrubs planted on top. There is a large block paved driveway with parking for two cars. Gated access to the garden and path leads along the side to a double garage to a large sandstone patio which enjoys a south eastern aspect. Beyond, the walled gardens are laid to lawn with a fantastic array of hedge and shrubs cultivated to provide privacy and interest. Beyond the garage is a block built office with power, electric heating and lighting laid on, with access to internet from the house. (?)

Garage

This excellent double garage is arranged one behind the other and provides plenty of storage with power and lighting, extending some 10m in length.

Services

Main's electricity, water and drainage. Heating is provided by gas fired boiler located in the kitchen with unvented cylinder in the eaves of bedroom 3 and delivered via radiators.

EPC Rating

TBC

Council Tax

E

Tenure

The property is offered Freehold

Postcode

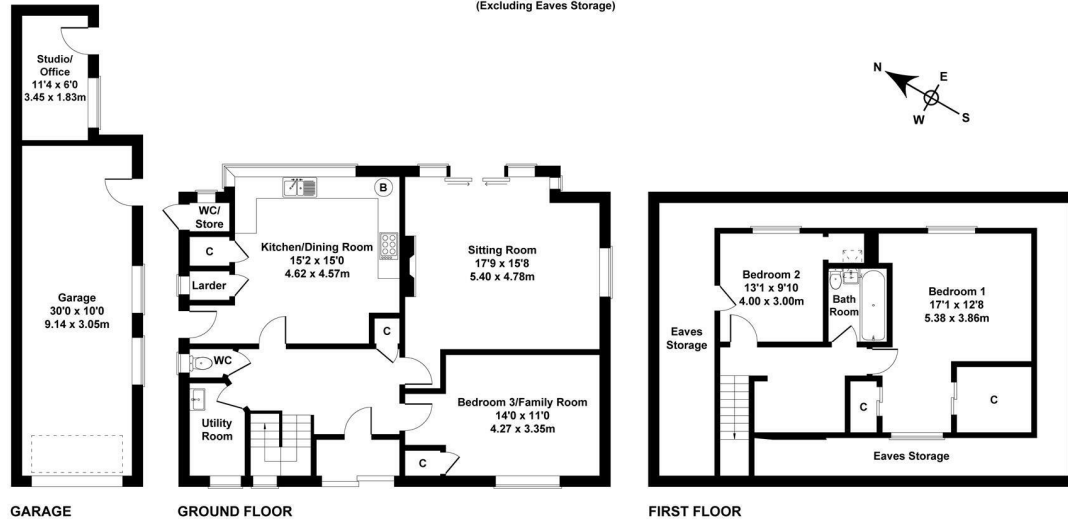
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Viewings

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



Magnolia Lodge Approximate Gross Internal Area 1884 sq ft - 175 sq m (Excluding Eaves Storage)



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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