

SPENCE WILLARD



Mushrooms Swains Lane, Bembridge, Isle of Wight, PO35 5ST

Occupying a south facing plot on one of the most sought after lanes, close to the beach in Bembridge, this single storey home set within substantial mature gardens offers an ideal opportunity with scope for extension.

VIEWING

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Mushrooms is a charming detached bungalow with an 'L' shape arrangement taking in a southerly aspect and glorious garden outlook from all rooms. Constructed in approximately 1960 with further extensions in the 1990's, the property now offers plenty of accommodation with 3 well-proportioned double bedrooms and 2 bathrooms in addition to a range of well appointed reception space including a large open plan sitting room, separate dining room and kitchen. The plot extends to approximately 1/3 of an acre with a mature boundary of trees, hedgerow and a wonderful purple flowering wisteria covering the pergola. Further outbuildings provide plenty of storage and there is off road parking through five bar gates on the driveway. An external insulated chalet, with shower room, currently used as a double guest bedroom, provides a versatile ancillary space.

The bungalow has been maintained with great care but offers an excellent opportunity for modernisation or remodelling to suit modern family needs and within a large private plot could offer a superb and substantial family home.

The Village has a good range of small shops for everyday needs, including an excellent fishmonger with freshly caught fish, a farm shop, a butcher, 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 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

Original hardwood door with double glazing inset.

Kitchen

A classic kitchen with original timber windows overlooking the front aspect. A full range of undercounter and wall mounted storage units with tiled splashbacks, a 1.5 bowl sink, 4 ring gas hob and mid-level double Neff oven and grill. Space and plumbing for a dishwasher and fridge freezer.

Dining Room

With window seat overlooking the front and butler's pantry within a dresser with plenty of storage for dining sets. Sliding patio door accessing the terrace and garden.

Conservatory

An excellent addition in circa 1992 on the eastern elevation with tiled floors and garden outlook.

Sitting Room

A superb triple aspect room overlooking the gardens, with gas fire on a stone flagstone hearth, secondary glazing and serving hatch through from the kitchen.

Bedrooms 1, 2 and 3

Located in a wing off the living space are 3 generous size double bedrooms all with garden outlook, tall floor to ceiling windows with garden outlook and built in wardrobes. There are 3 bathrooms, one of which is an ensuite, a family bathroom, shower room with a separate W.C. Various airing cupboards.

Outside

Surrounded by mature, well tended and particularly pretty gardens which are largely laid to lawn incorporating a range of low maintenance beds of herbaceous shrubs and trees. The patio and gravelled paths surround the property making it easily accessible. Mushrooms gardens offer a beautiful backdrop to the bungalow and are known for hosting excellent gatherings and parties.

Chalet

Measuring 4.5 x 5 metres the timber chalet is insulated with power and lighting as well as an ensuite shower room and provides superb ancillary space accommodation.

Outbuildings

In addition to the chalet is a small hexagonal greenhouse, 2 garden stores and a large timber store/shed on the driveway.





Services

Mains electricity, water and drainage/Heating is provided via gas fired boiler located in the shower room and delivered via radiators with a Nest app controlled thermostat.

EPC Rating

D

Council Tax

Band G

Tenure

The property is offered Freehold

Postcode

PO35 5ST

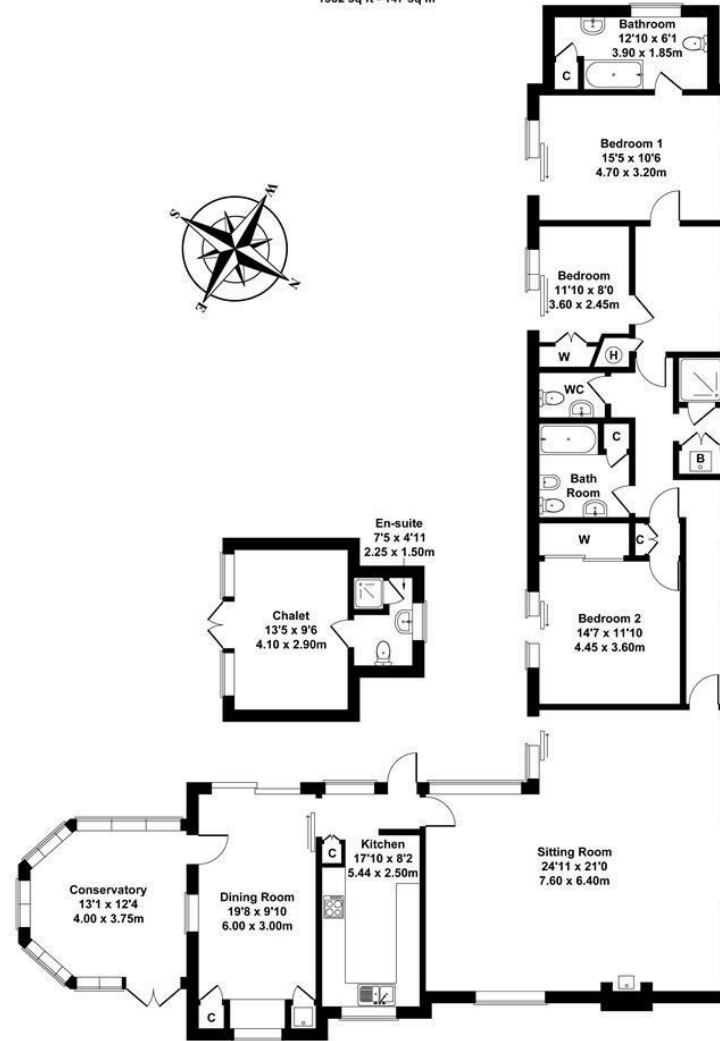
Viewings

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



Mushrooms, Swains Lane

Approximate Gross Internal Area
1582 sq ft - 147 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.

Produced by Potterplans Ltd. 2025

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