

SPENCE WILLARD



Swains Lodge, Swains Road, Bembridge, Isle of Wight, PO35 5XS

An elegant Edwardian residence offering exceptional potential and with private south facing gardens in a sought-after village position

VIEWING

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Swains Lodge presents a rare opportunity to acquire detached period family home, beautifully positioned on Swains Road within easy walking distance of the village centre and harbour while the picturesque Swains Beach is found at the end of the road. Rich in period character and architectural detail, the property offers plenty of accommodation, mature gardens, and scope for sympathetic modernisation or redesign (subject to obtaining the necessary planning and consents).

Set behind a generous driveway and framed by mature planting, this impressive house retains original features throughout, including high ceilings, deep bay windows, parquet flooring, decorative fireplaces, and intricate carpentry detail. The accommodation is arranged over three floors and offers a flexible living space.

Accommodation

A traditional storm porch with a herringbone-patterned tiled floor covers the original timber door with glazed fanlight. The ground floor provides two fine reception rooms of excellent proportions:

Dining room, complete with bay window and an original decorative fireplace, ideal for entertaining.

A bright and spacious drawing room, extending from front to rear, with a fireplace with stone hearth, timber surround, and triple-aspect windows including French doors opening to the garden.

To the rear, a charming breakfast room and kitchen offer scope for remodelling.

The kitchen includes a stainless steel twin-drainer sink and space for appliances.

A separate garden room/study provides access to the rear garden and includes a utility cupboard and storage.

First Floor

An impressive staircase rises from a large hallway with cloakroom underneath and parquet tiled floors. The first floor comprises of four double bedrooms and two bathrooms each with period character,

sash windows and attractive outlook.

Second Floor

The top floor of Swains Lodge offers a further two bedrooms and a bathroom.

The principal rooms benefit from large sash and timber-framed windows.

Outside

The grounds are an excellent feature of the property, with a mature, enclosed rear garden offering privacy and tranquillity. The garden includes a large lawn, well-established borders, a detached garden room, and outbuildings offering additional storage or conversion potential.

A detached garage and a wide private driveway offer plenty of off-street parking for several cars.

Services

Mains electricity, gas, water, and drainage. Hot water is provided by a gas-fired boiler which is located in the kitchen while heating is via plug in electric heaters.

Tenure

The property is offered freehold

Council Tax Band

G

EPC Rating

TBC

Post Code

PO35 5XS

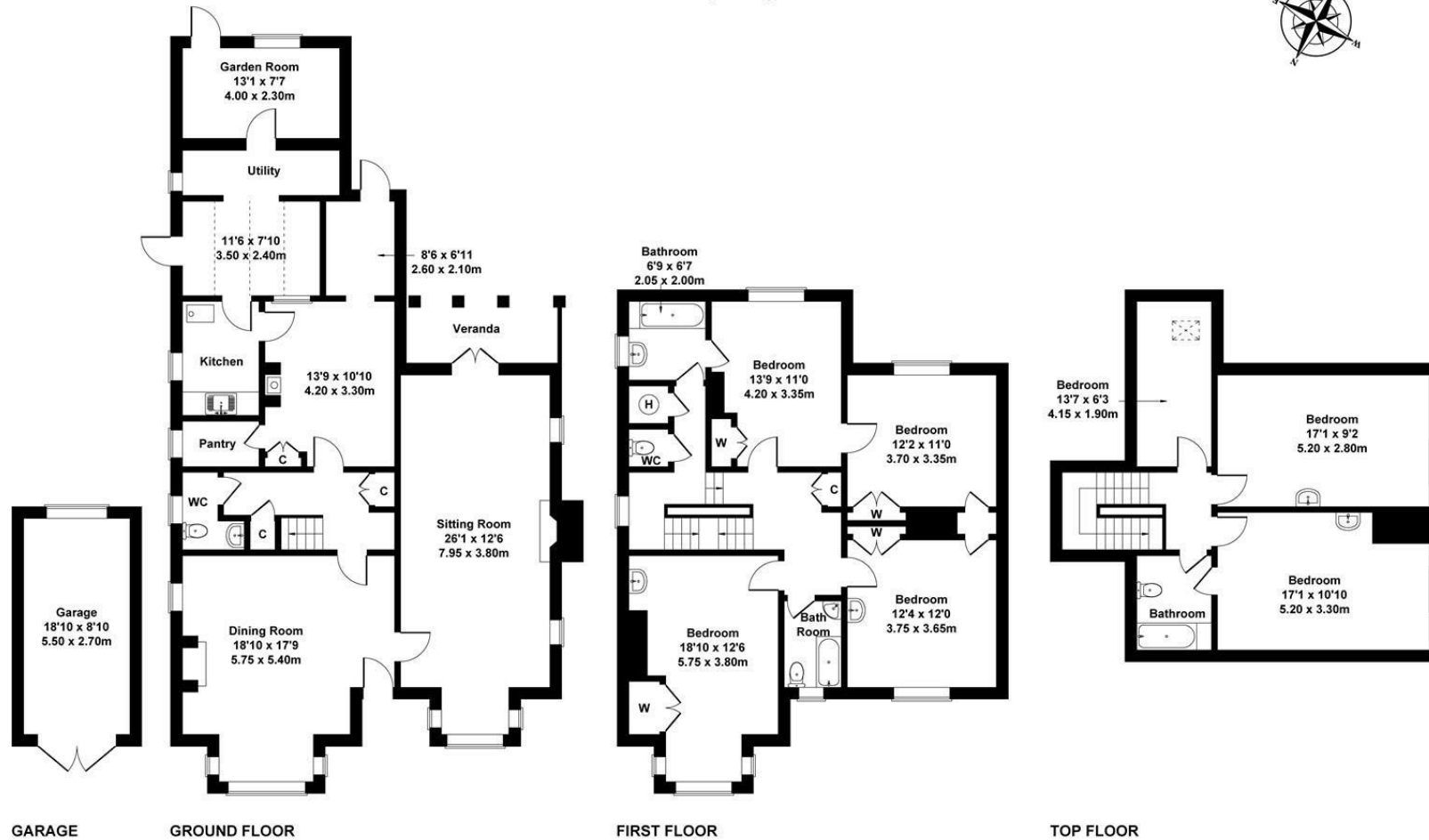
Viewings

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



Swains Lodge

Approximate Gross Internal Area
3111 sq ft - 289 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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