



# LARKSRISE

Main Road, Chillerton, Isle of Wight, PO30 3ER









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A beautifully extended and refurbished detached bungalow, within the sought after village of Chillerton, enjoying 3 double bedrooms, benefitting from extant planning permission to convert the loft to provide an additional two bedrooms and bathroom. In all extending to about 0.11 acres (0.04ha).

## LARKSRISE

Kitchen | Lounge/Diner | Family Bathroom | Hallway | Three double bedrooms  
Utility Room | Family Bathroom | Wet Room

## Gardens

Parking for two cars | Front and rear gardens | Shed | BBQ Area & Terrace

**GUIDE PRICE - £449,950**





## SITUATION

Larkrise is situated in the centre of the popular Village, of Chillerton enjoying wonderful rural views towards Chillerton Downs. Chillerton boasts a real village community with many events taking place throughout the year, a strong committed Parish Council, a Village Hall with a monthly market, and the renowned 'Gallybagger' frequently open for drinks.

The Island is blessed with a number of boutique hotels and restaurants, including The Duck, Ryde, The George, Yarmouth, The Royal, Ventnor, The Hut, Colwell Bay and The Smoking Lobster, Cowes.

## DESCRIPTION

A beautifully extended and refurbished detached bungalow, within the sought after village of Chillerton, enjoying 3 double bedrooms and glorious views towards Chillerton Downs, in all extending to about 0.11 acres (0.04ha).

## GROUND FLOOR

Entering the property from the front garden brings you into a large inner hallway with travertine style flooring and plenty of space for boots and coats. Leading from the hallway there is a large family bathroom with freestanding bath, walk in shower, wash hand basin and w/c. The adjoining room is an open plan kitchen/diner which is dual aspect and enjoys views towards the rear gardens. The kitchen is of good quality and has a timber worktop and built in appliances. The lounge, on the other side of the kitchen, is a good size with splendid views over the nearby farmland. Off the kitchen, there is a newly built shower room with flagstone floor and a utility/laundry room with plumbing for washing machine and tumble dryer. The property benefits from three double bedrooms, all enjoying views towards the gardens (front and back) with the master bedroom enjoying a wash hand basin. All the bedrooms support built in cupboards. Planning permission remains (and is extant as some of the works are not complete under the same application) to convert the loft into two additional bedrooms with a family bathroom, which, once converted, would offer stunning 360 views across Chillerton and beyond.

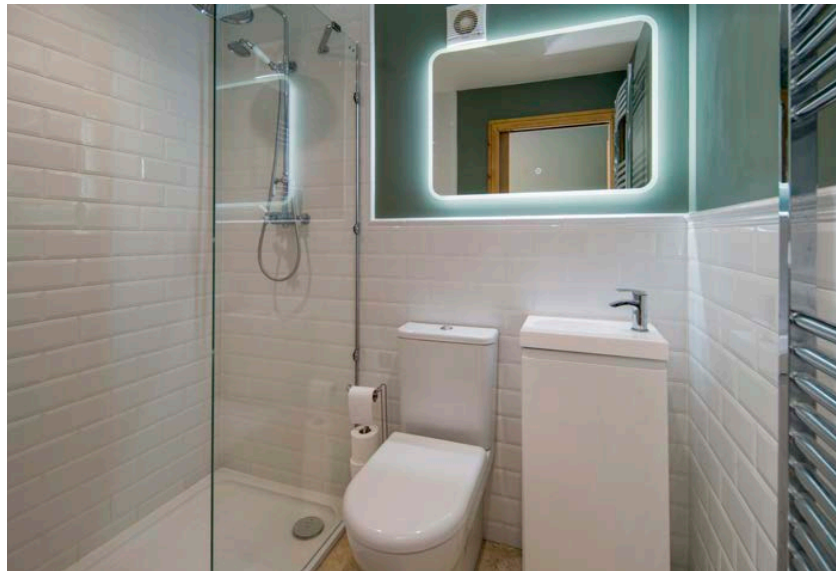
## GARDENS

The gardens surrounding Larkrise are all laid to lawn. The front garden enjoys views over the nearby farmland and features a good sized driveway suitable for two cars. There are two pedestrian accesses to the rear garden. The rear garden, stepped up from the main house to take advantage of the views and is laid to lawn, enjoying views over Chillerton Downs, includes a shed, patio area, and newly built BBQ and seating area.

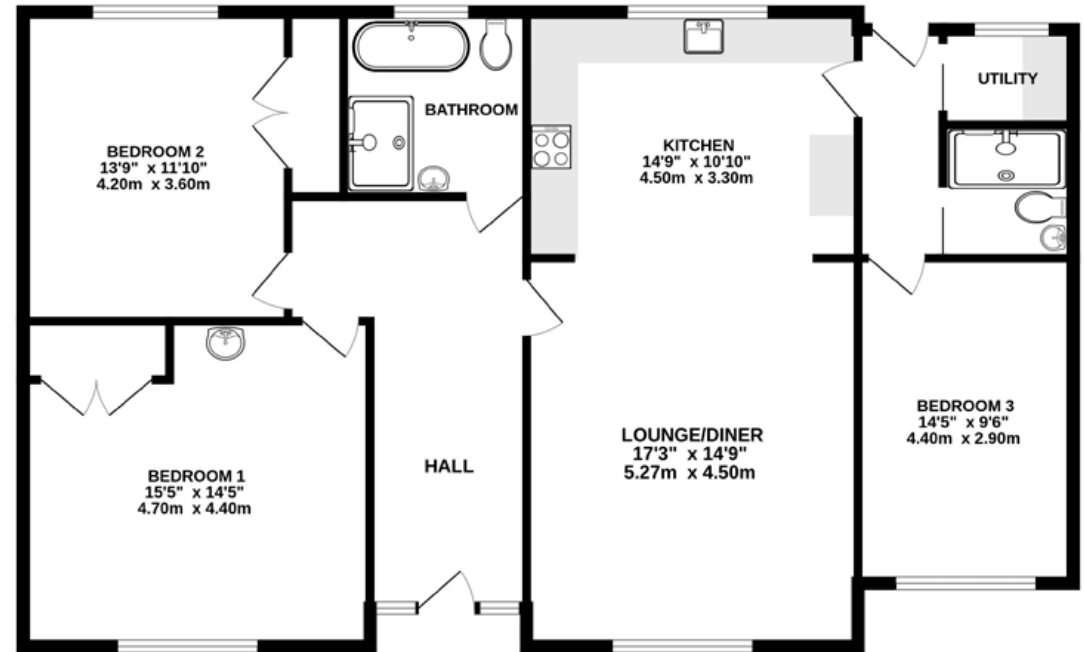








GROUND FLOOR  
1275 sq.ft. (118.5 sq.m.) approx.



Not to scale. For identification only.

### IMPORTANT NOTICE

BCM Wilson Hill, BCM LLP and BCM (IOW) LLP ('BCM') for themselves and the Vendors or lessors of this property whose agents they are, give notice that:

- i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
- ii) Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents.
- iii) The information in these particulars is given without responsibility on the part of BCM Wilson Hill or their clients. Neither BCM Wilson Hill nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.
- iv) Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which have not been photographed.
- v) Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order – nor have BCM Wilson Hill tested them.

## GENERAL REMARKS AND STIPULATIONS

### Method of Sale

Larkrise is offered for sale by private treaty as a whole.

### Tenure

Freehold.

### Rights of Way

There are no public or private rights of way across property.

### Council Tax

E

### EPC

D

### Access

The property is accessed off the public highway, Main Road.

### Services

The property is connected to mains water, mains electric and mains drainage with oil fired central heating.

### Broadband

Up to 42Mbps download & up to 8Mbps download.

### Planning

The property is within the Isle of Wight National Landscape. There is extant planning permission to convert the loft into two additional bedrooms and family bathroom. Due to the commencement on some of the work (namely conversion of garage) this remains extant. Planning reference 21/01730/HOU. More details are available from the selling agents.

### Wayleaves and Easements

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

### Local Authority

Isle of Wight Council

### Postcode

PO30 3ER

### Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by BCM and the Purchaser (s) shall be deemed to have satisfied themselves as to the description of the property. Any error or miss-statement shall not annul a sale or entitle any party to compensation in respect thereof.

### Fixtures and Fittings

BCM will supply a list of requests, identifying clearly which items are included within the sale, which are excluded, and which may be available by separate negotiation. This list is the sole arbiter of this regardless of whether items are referred to or photographed within these particulars.

### Viewings

Viewings strictly by appointment with BCM.

### Selling Agent

BCM, Isle of Wight office  
Red Barn, Cheeks Farm, Merstone Lane, Merstone, Isle of Wight,  
PO30 3DE

NB. These particulars are as at August 2024 and photography taken August 2024.

 what3words [///wand.whistle.confident](https://wand.whistle.confident)





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