



57

Foreland Road, Bembridge, Isle of Wight, PO35 5UA

TO LET
£1,695,000



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A stunning Mediterranean style, energy efficient house, situated in the heart of Bembridge, extending to just under 4000 sq ft including a self-contained studio apartment, detached annexe, and heated outdoor pool.

Description

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Ground Floor

Entering the property, through the wraparound timber Veranda, into a porch with clad walls, tiled floors, and shoe cupboard. Leading through into the main accommodation there is a stunning entrance hall with spectacular Hampton's style timber staircase with herringbone style parquet flooring.

On one side of the property there is a drawing room, which is dual aspect, panelling, open fire and inlet grooved ceilings of timber maintaining the architectural merits of the house. The formal dining room is partially open planned and offers the same level of detail throughout the house including wood panelling, herringbone parquet flooring with door leading through to the orangery. The orangery, currently used as a sunroom, benefits from pebble effect flooring, double roof lantern providing an abundance of light and direct access into the garden via bi-fold doors.

Leading through to the other side of the property there is an open planned breakfast area which enjoys sliding doors onto the covered terrace area with stunning open fireplace, tv lift system with views over the gardens and pool. The ground floor includes a stunning kitchen, built to the highest specification including breakfast bar, natural stone surfaces, AGA, a range of fitted appliances, including double microwave grill/oven, two dishwashers, wine fridge, waste disposal unit and instant hot tap. There is also a games room with lantern lighting, study, and downstairs W/C. Additionally, there is a utility and a substantial double bay garage which enjoys three phase electrics, a concrete floor and electric up and over doors.

First Floor

Leading up to the first floor, via a split direction staircase, heading south into the master suite. The master suite, covering half of the first floor includes a large bedroom, substantial en-suite with his and hers sink, bath, shower, bidet, and w/c with a good-sized dressing room. On the other side of the house there are three further double bedrooms, all en-suite and with fitted cupboards.

Above the garage on the ground floor, there is an additional bedroom, which has previously been used as a self-contained studio apartment and includes an en-suite bathroom as it can be accessed from the main house or from the side garden.

Detached Annexe

Accessed separately from the main house, there is a detached annexe which comprises a bathroom, open plan kitchen/diner/lounge and bedroom with patio doors to the courtyard.

Gardens and Grounds

The focal point and unique part of this house is the beautifully finished and well-equipped gardens and pool complex extending to the rear, starting with a covered outdoor seating, dining and entertaining area with open fire, television on a remote contractible slider and outdoor kitchen, sink and BBQ area, with extractor hood over.

Beyond the paved seating area is a stunning swimming pool with water feature, lighting and sunken sun lounger area. There is an integrated circular hot tub and pergola at the rear with two lawn areas each side with underground sprinkler. The gardens are landscaped and well planted with box hedging along the approach and various Cypress, Olive and Eucalyptus specimen trees. Tucked away to the side is a pent roof shed housing pool filtration pump and boiler. At the side of the drive is an additional workshop with outdoor lighting camera system.

Services

Main House

Mains electricity, drainage, and water. Heating is provided by gas fired boiler and delivered underfloor.

Hampton Annexe

Mains electricity, drainage, and water. Heating is provided by gas fired boiler and delivered underfloor.

Buildings

The garage and workshop are connected to either mains electric (single phase or triple phase) with mains water and drainage connected to the integral garage.

Method of Sale

Private Treaty

Tenure

Freehold

Broadband

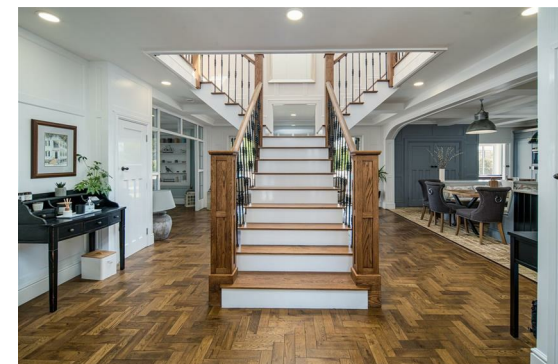
Up to 48MBS

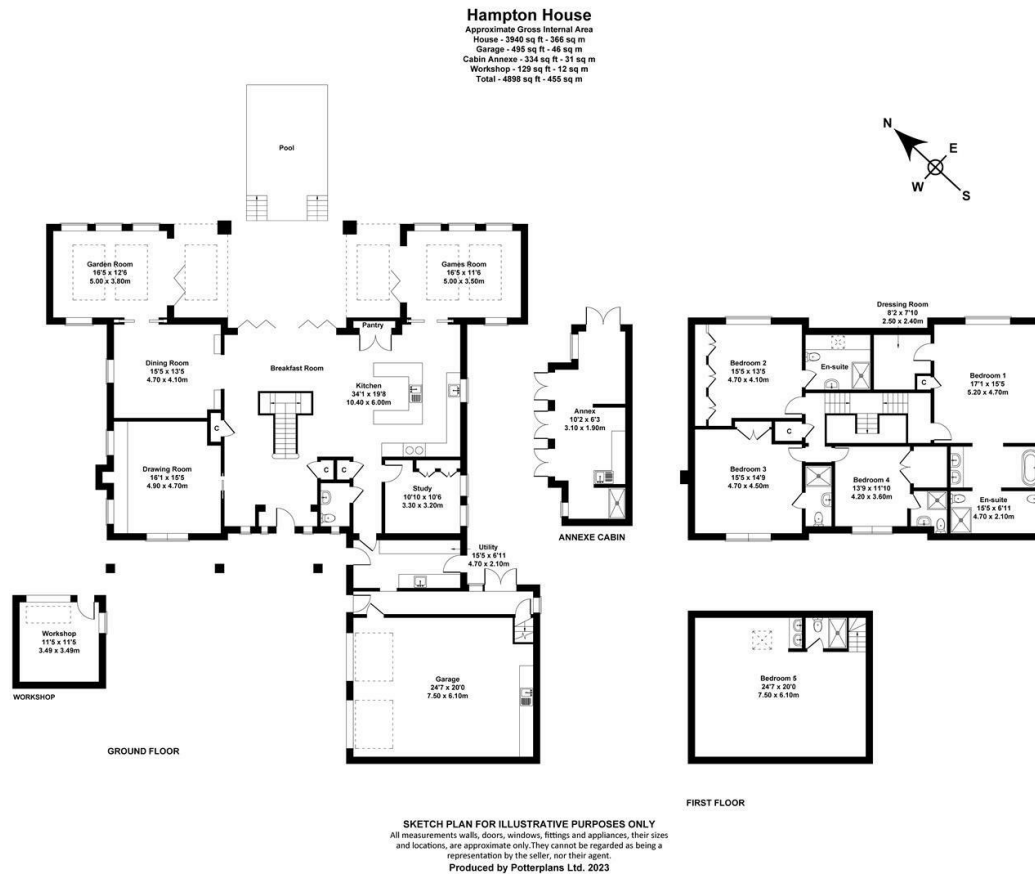
Council Tax Band

G

EPC

B





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

IMPORTANT NOTICE

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