



- Stunning 297 sqm Period Home Built Circa 1860
- Mature Tree-lined Plot of 0.40 of an Acre
- Comfortable 5 Bedroom - 2 En Suite Accommodation
- Grand 26'7 Living Room
- Spacious Kitchen/Diner with Garden Access
- Flexibly Arranged Three-Storey Layout
- Detached Double Garage & Graveled Drive
- Three Generous Reception Rooms
- Peaceful Sylvan Setting Close to Beach & Coastal Path
- Gas Central and Under Floor Heating

Willow House Church Road, Quarr, Binstead, Isle Of Wight, PO33 3TB

£775,000

Nestled in the charming village of Binstead, this stunning semi-detached Victorian residence, built circa 1860, offers a unique blend of period elegance and modern comfort. Spanning an impressive 3,195 square feet, the property is set within mature, tree-lined grounds that extend to approximately 0.40 of an acre, providing a tranquil retreat from the hustle and bustle of everyday life.

As you enter this magnificent home, you are welcomed by a grand entrance hall that sets the tone for the rest of the property. The accommodation is wonderfully light and spacious, thoughtfully arranged over three storeys, making it ideal for both family living and entertaining. With three reception rooms, there is ample space for relaxation and social gatherings, while the five well-proportioned bedrooms ensure that everyone has their own private sanctuary.

The property boasts three bathrooms, catering to the needs of a modern family, and is packed with delightful period features that have been lovingly preserved alongside sympathetic modern attributes. This harmonious blend creates a warm and inviting atmosphere throughout the home.

For those who appreciate outdoor pursuits, the peaceful sylvan setting is within striking distance of the coastal path walks and the natural beach of Binstead, perfect for leisurely strolls or invigorating hikes. Additionally, the property offers parking for several vehicles, a rare convenience in such a desirable location.

This exceptional residence is not just a house; it is a home that embodies character, space, and a connection to nature, making it a perfect choice for those seeking a serene lifestyle in a picturesque setting.



Accommodation

Entrance Hall

13'11" x 13'11" (4.24m x 4.24m)

Living Room

26'7" max x 13'10" (8.10m max x 4.22m)

Garden access

Kitchen/Diner

16'11" x 13'11" (5.16m x 4.24m)

Garden access

Inner Hall

Cloakroom W.C.

Utility Room

4'0" x 3'11" (1.22m x 1.19m)

Lower Ground Floor Hall

Study/Home Office

17'11" max to bay x 13'5" (5.46m max to bay x 4.09m)

Bedroom

16'8" x 13'2" (5.08m x 4.01m)

En-Suite

13'0" max x 6'11" max (3.96m max x 2.11m max)

L-Shaped

Walk-in Storage

7'8" x 3'1" (2.34m x 0.94m)

Boiler Room

6'10" x 6'9" (2.08m x 2.06m)

Sitting Room

16'6" x 14'5" (5.03m x 4.39m)

Garden Access

1st Floor Landing

Bedroom

13'11" x 11'9"

Walk-in Wardrobe

En-Suite

13'2" x 5'8" (4.01m x 1.73m)

Bedroom

13'7" plus wardrobes x 12'9" (4.14m plus wardrobes x 3.89m)



Bedroom
14'0" x 10'7" (4.27m x 3.23m)

Bedroom
8'5" x 7'8" (2.57m x 2.34m)

Bathroom
10'3" x 6'5" (3.12m x 1.96m)

Double Garage
18'2" x 15'10" (5.54m x 4.83m)
A detached pitched roof garage with twin double doors. Power and lighting. Loft space.

Driveway
A pillared entrance with double gates open onto the graveled drive. Space for several cars.

Gardens
The wonderfully mature garden is well screened from the surroundings. It is laid to lawn and is home to some impressive trees including a Coastal Red Wood and Weeping Willow. A graveled terrace sits off the rear of the house as an obvious seating area and facing West it attracts the Sun into the evening. The mature trees and boundary -lining ornamental trees encourage plenty of wildlife including squirrels. Fence boundaries clearly define the boundaries but are largely screened by vegetation. The garden extends to some 140ft long. Garden tap.

Tenure
Freehold

Council Tax
Band G

Flood Risk
Very Low Risk from River & Sea. High Risk from Surface Water.

Construction Type
Assumed Cavity Wall

Mobile Coverage
Limited Coverage: EE, Three, O2 & Vodafone

Broadband Connectivity
Openreach & Wightfibre Networks. Up to Ultrafast Fibre available.

Services
Unconfirmed electric, gas, mains water, drainage and broadband

Agents Note
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.

Willow House

Approximate gross internal area 268 sq m - 2884 sq ft



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY
The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotteryPlan. www.potterypian.co.uk

Energy Efficiency Rating

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

Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.



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