

# SPENCE WILLARD



The Paddocks St. Michaels Road, St. Helens, Isle of Wight, PO33 1YJ

*An opportunity to acquire a pair of plots tucked away with a glorious rural outlook, and the convenience of Bembridge and St Helens villages in close proximity. Each substantial plot measuring just under approximately 1/3 of an acre has planning permission for impressive 4/5 bedroom houses with integrated garage and generous gardens with far reaching westerly views.*

VIEWING

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Plot 1+2 - Guide Price £490,000

Planning Permission 22/01582/FUL - Planning permission has been achieved for two large family homes offering a generous open plan layout with either 4 or 5 bedrooms and 3 bathrooms set within an 1/3 acre plot. Key features of the proposed dwellings include:

Each house will offer -

- Layout comprising 4/5 Bedrooms to include master suite with dressing room
- 215 m<sup>2</sup> gross internal area (235 inc garage)
- 1 further ensuite bedroom
- Large hallways, with feature staircase and storage cupboards
- Excellent kitchen dining room, living room leading onto the garden
- Boot/utility room
- Study
- Situated in a quiet location
- Family snug
- Separate living space with feature fireplace/log burner
- Generous west facing gardens of approximately 1/3 of an acre with far reaching countryside views

The Paddock is ideally situated close to the village centre but also tucked away. With excellent coastal and country walks directly from the property and only a short walk down to the harbour quay and the causeway across the mill pond to the sand dunes of the Duver and family friendly beach. The small but vibrant village of St Helens has two village shops, two restaurants, a pub and a coffee shop, together with an antiquarian bookshop and excellent access to Bembridge Harbour, (approximately 600m distant) with extensive mooring facilities and sailing clubs at Bembridge and Brading Haven. There is easy access to a range of more extensive facilities and mainland transport links at Ryde (approximately 3 miles away) as well as a number of good beaches, including Bembridge and around Priory Bay.

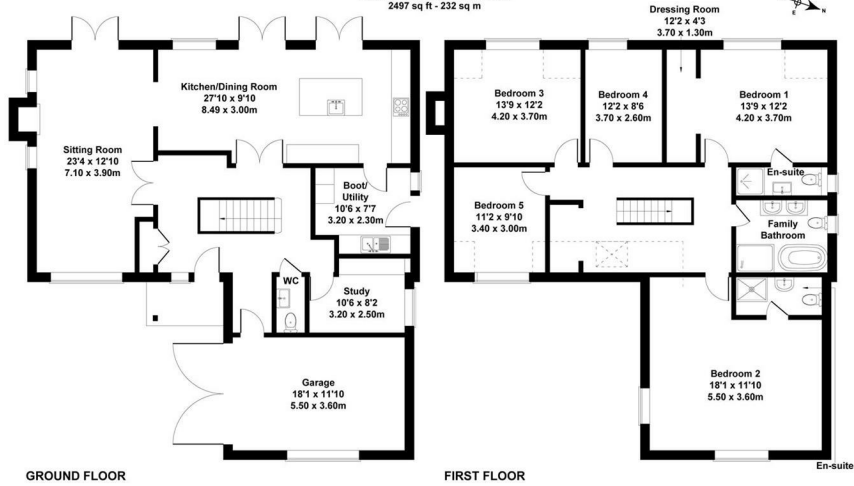
Tenure

The properties are offered Freehold



### The Paddock House 1

Approximate Gross Internal Area  
2497 sq ft - 232 sq m

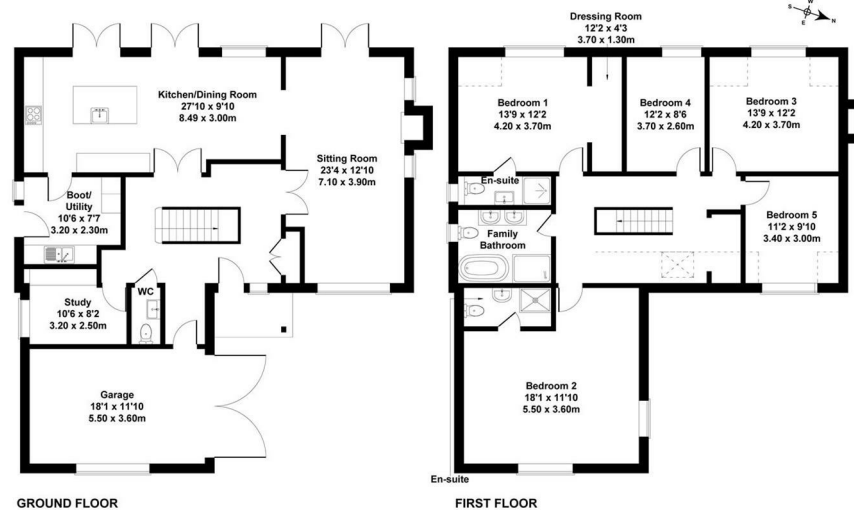


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.  
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### The Paddock House 2

Approximate Gross Internal Area  
2497 sq ft - 232 sq m



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Proposed East Elevation 1:100



Proposed North Elevation 1:100



Proposed South Elevation 1:100



Proposed West Elevation 1:100

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