

SPENCE WILLARD



Seamark, Presford Shute, Shorwell, Isle of Wight

Occupying a stunning rural location with panoramic southerly coastal views, a bungalow set in 3.5 acres

VIEWING:

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The property is situated in an elevated rural position within the Area of Outstanding Natural Beauty with superb southerly views across the southern coast of the island to the English Channel. Around a quarter of a mile to the east of the picturesque village of Shorwell with its pub and village store, the bungalow provides light accommodation with the principal rooms benefitting from the views. The bungalow has UPVC-framed double-glazed windows throughout. Accessed via a shared drive to the adjacent farm and bungalow, the property extends to around 3.5 acres which principally sits to the rear and eastern side of the bungalow extending up to the lane to the rear. This area of heathland is designated as a Site of Importance for Nature Conservation attracting an array of wildlife.

The surrounding countryside has some excellent walks ranging from downland to the rear to the coast to the south.

ACCOMMODATION

ENTRANCE HALL A spacious entrance to the house with hanging rail and shelving.

SITTING ROOM A beautifully light dual aspect room with sliding glazed doors to the southern elevation opening to the terrace and providing panoramic coastal views. Fireplace with tiled surround, built-in shelving.

KITCHEN Fitted with a range of base and wall cupboards with worksurfaces, 1 1/2 bowl sink unit and two oven oil-fired Aga. Two ring electric hob with extractor over and space for dishwasher and washing machine. Built-in cupboards, one housing a pressurised hot water cylinder. Timber flooring. Stunning views.

DINING ROOM/STUDY Situated to the rear of the bungalow, this dual aspect room has views over the garden and grounds to the rear with timber flooring and openings to the hallway.



BEDROOM 1 A spacious dual aspect room with panoramic views.

BEDROOM 2 A double bedroom with sea views.

BATHROOM Refurbished in recent years with a double-ended bath with shower over. Tiled throughout. There is a wash basin with drawers, WC and towel rail. Adjacent separate WC with washbasin.

BEDROOM 3 Double bedroom with built-in cupboards and views to the west.

PANTRY With shelving and space for a fridge freezer.

GARAGE With sliding wooden door, water tap and part-glazed door to rear elevation.

OUTSIDE The property is set in approximately 3.5 acres. The initial approach is via a driveway shared with the adjacent farm leading onto a private drive with a grassed parking area to the west of the bungalow adjacent to the **GARAGE**. The lawn garden extends to southern and eastern elevations bordering the farmland to the south and there is a paved terrace adjacent to the sitting room. Sandstone formations form an interesting backdrop to the garden. **GARDEN STORE**. The grounds extend north to the lane and east towards the heathland which is a designated a site of importance for nature conservation, attracting a wide array of wildlife.

SERVICES Mains water and electricity, private drainage. Oil-fired Aga and electric heating.

EPC Rating E

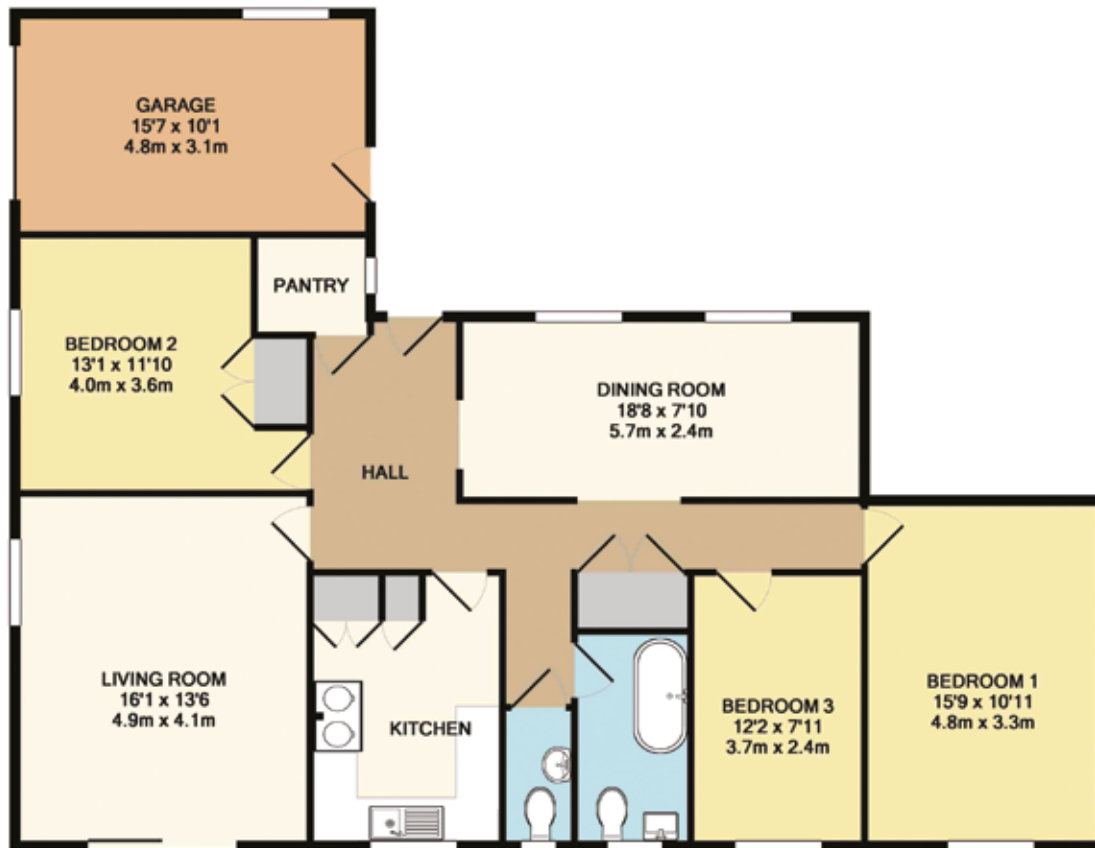
TENURE Freehold

COUNCIL TAX Band D

POSTCODE PO30 3LW

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





TOTAL APPROX. FLOOR AREA 1335 SQ.FT. (124.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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