

SPENCE WILLARD



100 Fishbourne Lane, Fishbourne, Isle of Wight

# *A rare opportunity to acquire a waterfront property with panoramic views over The Solent backing onto protected woodland*

VIEWING:

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Set within a plot of about 0.6 acres with beach frontage of about 54 metres, the property originated as an attractive Victorian cottage and was subsequently significantly extended to provide an adjoining self-contained annexe and now provides a great opportunity for reconfiguration and modernisation. This particular position benefits from exceptional views over both the entrance to Wootton Creek and wider Solent with the direct beach frontage offering the opportunity for swimming, launching paddleboards and kayaking. For additional access, a small slipway is situated on Fishbourne Lane.

The property occupies a superb location and is the eastern most house within Fishbourne benefitting from an especially quiet waterfront location with the attractive backdrop of mature woodland owned by Quarr Abbey to the rear. Being at the very end of Fishbourne Lane, beyond the quaint village green and accessed via a gated private drive. The nearby ferry terminal with frequent services to Portsmouth is within easy walking distance as is the Royal Victoria Yacht Club and the Fishbourne Inn. Wootton Creek provides mooring facilities and access to the world-renowned waters of the Solent with regular sailing events and attractive anchorages such as Osborne Bay. A wider range of facilities including shops and restaurants are available in nearby Wootton Bridge and Ryde, whilst there are great coastal walks and cycle rides accessible from the property including to nearby Quarr Abbey..



## ACCOMMODATION

### GROUND FLOOR

**CONSERVATORY** UPVC-framed and extending across the front of the house providing panoramic views over The Solent and entrance to Wootton Creek, approached via double doors from the garden and with a door leading to:

**HALLWAY** Staircase with varnished hardwood treads and understairs cupboard.

**SITTING ROOM** A dual aspect room with superb sea views through the conservatory. Fireplace with brick surround, (currently sealed).

**KITCHEN** With views over The Solent and garden, this dual aspect room has a range of oak-fronted base and wall cupboards, worksurfaces, sink unit and space for a cooker.

**UTILITY ROOM** A range of timber cupboards and worksurfaces, wall-mounted Vaillant gas-fired boiler and part-glazed door to garden.

**CLOAKROOM** Washbasin and WC.

**DINING ROOM** Solent views.

### FIRST FLOOR

#### LANDING

**BEDROOM 1** A double bedroom with superb views over The Solent as well as the garden and adjoining woodland. Built-in wardrobe cupboard, washbasin.

**BEDROOM 2** A double bedroom with sea views.

**BATHROOM** Bath with shower over, washbasin and WC.





#### **ANNEXE (100A FISHBOURNE LANE)**

Immediately adjoining 100 Fishbourne Lane, built as a self-contained annexe but with the original interconnecting door currently sealed, the main entrance is from the eastern elevation.

**ENTRANCE LOBBY** leads onto an inner lobby with staircase and access to a small courtyard.

**KITCHEN/DINING ROOM** Door to garden and an outlook to the woodland. Built-in cupboards with sink and space for dishwasher, washing machine and cooker. Wall-mounted Worcester gas-fired boiler.

**SITTING ROOM** Dual aspect overlooking garden with understairs cupboard and airing cupboard.

**BATHROOM** Bath, washbasin and WC.

#### **FIRST FLOOR**

**BEDROOM 3** With a southerly aspect and a view towards the Creek. Built-in cupboards. Adjacent WC and washbasin.

#### **OUTSIDE**

The gardens are principally laid to lawn with various mature trees and shrubs. To the front of the property is an extensive paved terrace from which the views can be enjoyed. Adjacent to the driveway there is an outbuilding providing a basic cabin with a living room with sliding glazed doors opening to a terrace with sea views and with WC. To the rear of the property is a further basic cabin (3.2m x 3.2m) with power, water, sink unit and WC with an adjacent garden store.

The property is approached via gated private driveway the initial section of which is part of 98 Fishbourne Lane, (which has a right of way over a short section of the drive as it crosses 100 Fishbourne Lane) and leads to parking areas for both properties.

**SERVICES** Mains water, electricity, drainage and gas. Separate gas-fired boilers serving the main house and annexe.

**EPC Rating D** (100 Fishbourne Lane)

**TENURE** Freehold

**COUNCIL TAX** Band E (100 Fishbourne Lane), Band B (100a Fishbourne Lane)

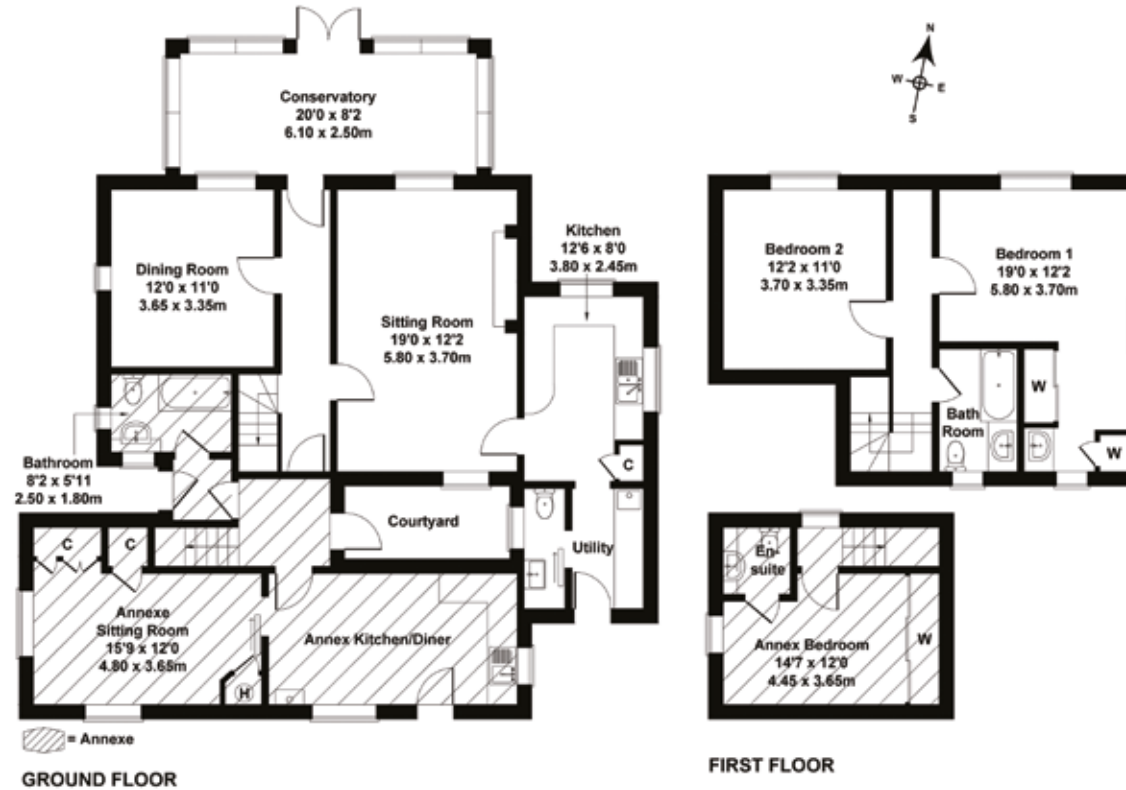
**POSTCODE** PO33 4EU

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



# 100 Fishbourne Lane, Fishbourne PO33 4EJ

Approximate Gross Internal Area  
1894 sq ft - 176 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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