

SPENCE WILLARD



Laconia, Old Park Road, St Lawrence, Isle of Wight

*Located in the heart of the popular and tranquil village of St Lawrence, this property is perfectly positioned to maximise the superb views of the English Channel, with versatile accommodation over two floors*

VIEWING

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St Lawrence is an idyllic location with a beautiful, rustic coastline and many impressive coastal and country walks. The village has a well-appointed local grocery shop and the neighbouring town of Ventnor provides a wider selection of amenities, including independent shops, bars, a doctor's surgery, an array of fine eateries and a superb beach.

The accommodation is spacious and enjoys views of the sea from both the ground floor, first floor, and the wonderful enclosed deck to the rear of the sitting room. The lower garden is superb, enclosed with a beautiful stone wall and accessed via a stone pathway with steps which meander through the abundance of plants and flowers, assisted by water from a natural spring and its direct southerly aspect.

The property also has planning permission to extend the first floor accommodation to create a further double bedroom and create a large porch with utility room on the ground floor.

#### ACCOMMODATION

**ENTRANCE HALL** A light entrance hall with a real feeling of height and space as an open staircase rises to the first floor. Fitted with attractive oak flooring and underfloor heating.

**KITCHEN** Fitted with extensive, attractive base and wall units with wooden worksurfaces and inset stainless steel sink and drainer. Underfloor heating. Space and plumbing for washing machine, dryer and dishwasher. Dual aspect enjoying views of the garden and array of local wildlife.

**SITTING ROOM** A beautifully light and spacious dual aspect room with contemporary wood burning stove and oak flooring. Bi-fold windows overlook the attractive garden and sliding doors open to the southerly facing decked terrace with sea glimpses.

**BEDROOM 3** A large double bedroom, currently used as a home office with extensive fitted wardrobe cupboards and a large window overlooking the garden and sea beyond.

**SHOWER ROOM EN-SUITE** A spacious shower room, fitted with a double shower enclosure, wash basin with vanity unit beneath, heated towel rail and WC.

#### FIRST FLOOR

**LANDING** With cupboard housing large immersion tank.

**BEDROOM 1** A superb double bedroom with fitted hanging space and drawers, with two further cupboards offering additional storage. A large window enjoys a wonderful view to the English Channel.

**BEDROOM 2** A further, large double bedroom, again with wonderful sea views and two built-in wardrobes.

**FAMILY BATHROOM** Fitted with a white suite, comprising bath with shower over and glazed shower screen, wash basin and WC.

**OUTSIDE** A low stone wall borders the road and gated access leads to the front of the property through well-stocked flower beds. There are double gates at the side of the property leading to a driveway with off-road parking for two cars.

To the rear is an elevated decked terrace which is enclosed by open fencing and is gated to the lower tiers. A gate leads down steps to the original GARAGE which is now used for storage with additional space at the front for water sports equipment and an ELECTRIC VEHICLE CHARGING POINT via a Zappi power supply (located beneath the terrace). An additional gate gives access to the large side garden which is enclosed by an attractive stone wall and benefits from a natural spring which is fitted with a pump, ideal for watering the garden. This area is abundant with an array of mature shrubs, plants and trees attracting much local wildlife. There is also a TIMBER SHED and sitting area to enjoy the beautiful sea views.

**PLANNING** Granted in August 2022, further details can be found on the IW Planning portal, ref. 22/01325/HOU.

**POSTCODE** PO38 1XU

**COUNCIL TAX** Band F

**EPC Rating** C

**TENURE** Freehold

**SERVICES** Mains electricity, water and drainage. Electric underfloor heating to the Entrance Hall and Kitchen. Newly installed Air Source Heat Pump provides heating/air conditioning to remaining rooms.

**VIEWINGS** Strictly by appointment with the sole selling agents, Spence Willard.

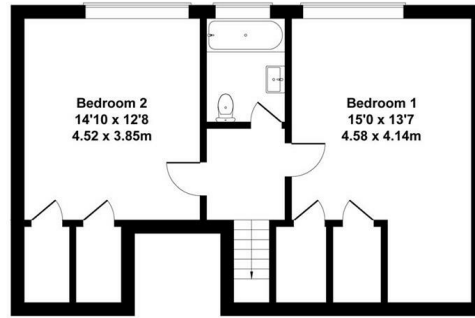


Lacoma, Old Park Road, St Lawrence, PO30 1AS

Approximate Gross Internal Area  
1496 sq ft - 139 sq m



GROUND FLOOR



FIRST FLOOR

**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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