



Langstone Wharf

34 Langstone Road | Langstone | Havant PO9 1RF

FINE & COUNTRY

# LANGSTONE WHARF

Freehold | Council Tax Band G

*Langstone Wharf is a fine example of an Edwardian home. With large rooms, high ceilings and plenty period character throughout this family home, built in 1906, offers excellent internal and external space, adequate for more than the average sized family.*

During their time in residence, the current owners have carried out many improvements, such that the house is now presented in a condition that suits our modern family lifestyles. It offers combined style, comfort and space enough for everyone to grasp their own time away from the normal buzz of family life!

The main house has internal accommodation of about 3,050 sq. ft. arranged over three floors. The principal bedroom suite covers the whole of the top floor and has an ensuite shower room and wall-to-wall bi-fold doors onto a balcony with a south-west aspect. A great space for a little peace and quiet to enjoy the view.

There are three further bedrooms and two further bathrooms on the middle floor and four excellent reception areas on the ground floor.

The Coach House, which no-doubt was a well-used facility in its' day, stands at the bottom of the garden close to the old Hayling Billy Line, and offers an additional 1,020 sq. ft. of accommodation. With flexibility of use,, it has recently been used as a privately rented home but would work equally as well for AirB&B, a home/business workspace, a hobbies studio or simply as additional family space. Not merely a timber shed in the garden, The Coach house is substantial in both structure and size.

*Being situated next to Langstone Harbour, this offers great opportunities to enjoy the outdoors. It is possible to stroll to the water's edge with your own small boat or paddleboards, without the need to pack the car. There are walking routes all around with the Haying Billy Trail to the rear of the house, and the coastal footpath which meanders through an RSPB Nature Reserve and on to Chichester Harbour, to the front. And of course, there are miles of beaches around Hayling Island, just minutes away, as is Langstone Sailing Club.*





# STEP INSIDE

## Langstone Wharf

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*It is always nice to step back in time and admire the workmanship of our predecessors. Although skill and design are still used in housebuilding today, there is a much lesser degree of attention attributed to elegance, and modern-day replicates often struggle to come up to the mark of the genuine original properties of the Edwardian period!*

When you step into the hallway of Langstone Wharf it is clear to see that it has been maintained over the years with a view to retaining and enjoying those traditional features; large sash windows, picture and dado rails, ornate architraves and cornices, stained glass windows and original fireplaces.

The *Sitting Room* and *Study* both sit to the front of the house with large square bay windows and are of good proportions.

At the back of the house is the open-plan *Kitchen/Family/Dining Room* (almost 22 ft long x 24 ft at its widest). With glass patio doors, large windows and four skylights, this whole area benefits from a great deal of light.

The *Kitchen* which has been refitted with a vast array of light-grey painted wooden units, under black granite worktops. There is an extensive central island with inset sink, concealed bins, integrated dishwasher and an extensive range of storage. There is a Rangemaster gas-fired cooker with extractor over and tower units housing the fridge, freezer and microwave. A part-glazed door gives access from the driveway.

The *Family Room* has adequate space for relaxation and dining.













The *Garden Room*. You may choose to use this as a garden room for relaxation and entertaining friends or it could suit your needs better as a children's play room or a home office/workspace.

The *Utility Room* is tucked away at the other end of the kitchen and is fully fitted with the same units as the kitchen. There is plumbing for appliances and a new Grundfos Home Booster water pump and header-tank serving the whole house.



On the first floor, *Bedrooms Two and Four* each have a pleasant front view towards the water, whilst *Bedroom Two*, which has its own ensuite shower room, provides a double-aspect view over the large rear garden.

At the top of the house there is what just might be, and almost certainly to busy parents, the best room of all. A large *Principal Bedroom* with an ensuite and its own private balcony with wall-to-wall bi-fold doors providing an idyllic spot for a bit of seclusion, whilst being able to observe the goings on in the garden below!

From the principal bedroom, there is access to a significant eaves storage space.





# STEP OUTSIDE

## Langstone Wharf

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To the front the house there two sets of twin brick pillars leading onto separate driveways. To one side a high wooden fence with vehicular gates gives access to a long gravelled driveway to the detached garage, complete with sail loft. The second driveway also has double-wooden gates leading to a secure boat park (the storage unit can remain if desired) and a useful large garden storage area. It is possible to park about 11 cars on site.

To the rear, the large garden is mature and well-tended with a central feature pathway through the lawn towards *The Coach House*. There are pleasant patio areas and a detached timber garden room from where to enjoy some sun or shade. At the end of the garden there is a gate to a wooded area which leads onto The Hayling Billy Trail. Ideal for surfing or kayaking.





# The Coach House

## Langstone Wharf

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The *Coach House*, at the end of the garden concealed from the house by high hedging, has a main entrance hallway with a small kitchen and a shower room.

The ground floor reception room is over 24 feet long x almost 14 ft wide and the open-plan upper floor over 36 feet long x almost 14ft wide, offering the ability for adaptation if desired.





## *Location, Location, Location!*

*Langstone*, is a small village to the south of Havant where the waters of Chichester Harbour and Langstone Harbour mingle and the Gd II Listed Langstone Mill has a prominent position. There are two well regarded local pubs, The Royal Oak and The Ship Inn, and a sailing club all within minutes of the property.

*Havant*, offers a good selection of retail, recreational and educational facilities. The mainline station has regular services to London in about 1 hr 20 mins.

*Emsworth* (c. 2.7 mls), is a delightful small harbour town with a variety of independent stores and restaurants, and two sailing clubs. Many visitors come to enjoy the beautiful coastal walks.

*Chichester* (c. 11 mls), a historic and compact Cathedral City, is close by with its extensive array of shopping and dining options. The Festival Theatre, one of the UK's flagship theatres, offers exceptional quality productions and Pallant House Gallery displays one of the best modern art collections in the country. [www.visitchichester.org](http://www.visitchichester.org)

*Goodwood* (c. 14 mls), world renowned as a sporting estate, has brought together a spectacular range of sporting activities including horseracing, motor racing, golf, flying, and shooting, as well as attracting over half a million visitors each year to its Festival events; The Festival of Speed, The Goodwood Revival and the Glorious Goodwood Horseracing event.

*The Nearby Coastline*, has long since been a great attraction for families and water sports enthusiasts. In addition to the many miles of coastal footpaths and beaches, there are a number of renowned sailing clubs, of which Langstone has its own.







# Langstone Wharf

Approximate Gross Internal Area

Main House = 3307 Sq Ft / 307.19 Sq M

Garage = 219 Sq Ft / 20.35 Sq M

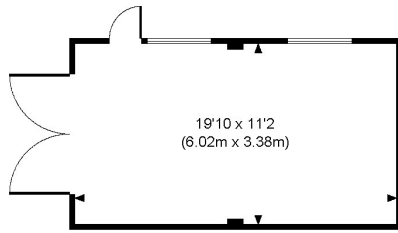
Store = 103 Sq Ft / 9.58 Sq M

Coach House = 1020 Sq Ft / 94.76 Sq M

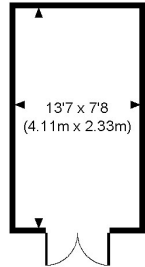
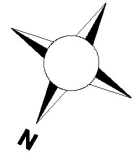
Summer House = 132 Sq Ft / 12.25 Sq M

Total = 4781 Sq Ft / 444.13 Sq M

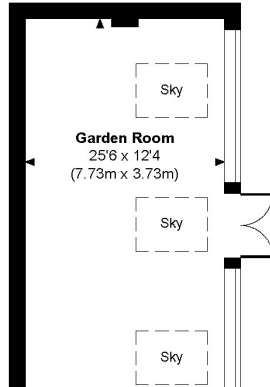
Outbuildings are not shown in correct orientation or location.  
Includes areas with Restricted room height.



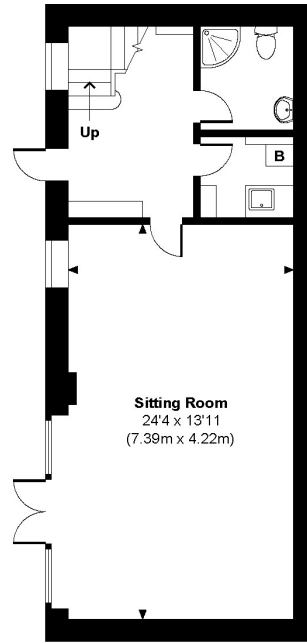
GARAGE



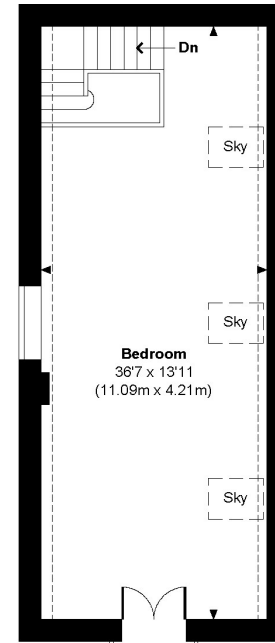
STORE



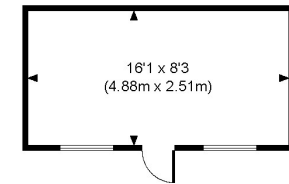
Garden Room  
25'6 x 12'4  
(7.73m x 3.73m)



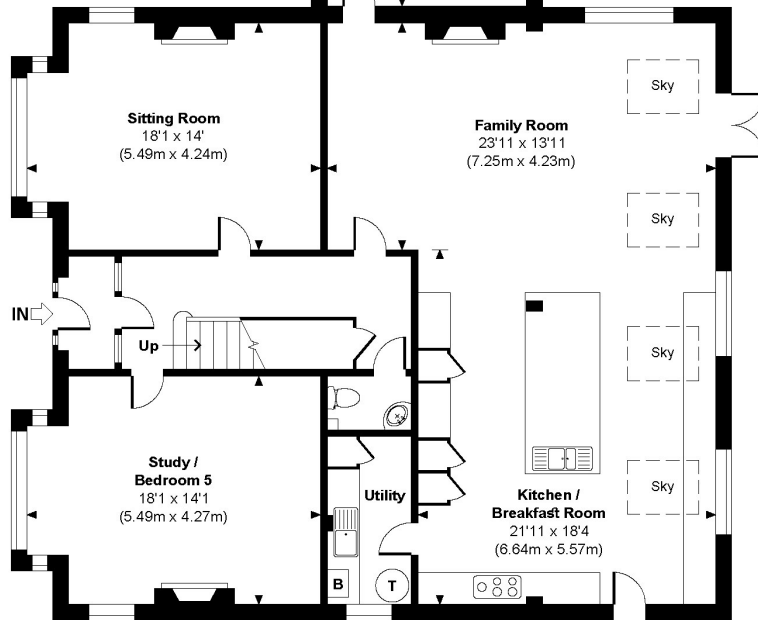
COACH HOUSE GROUND FLOOR



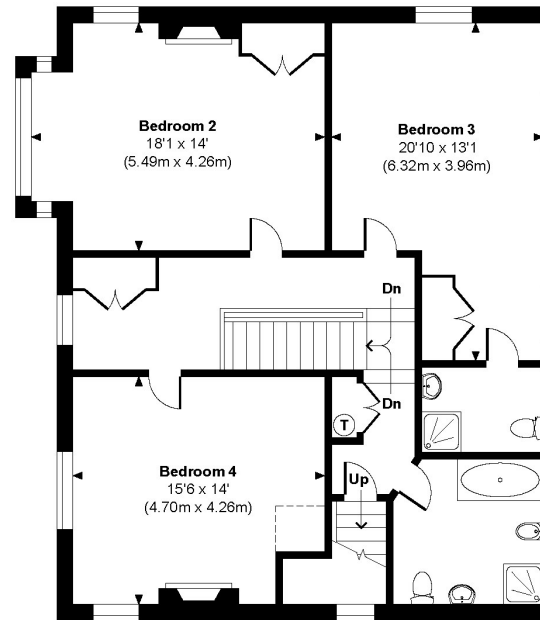
COACH HOUSE FIRST FLOOR



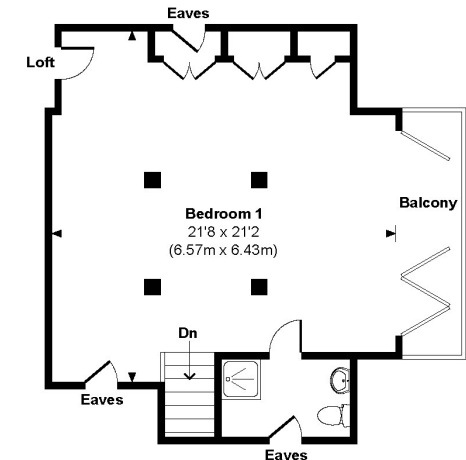
SUMMER HOUSE



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

----- Indicates restricted room height less than 1.5m.

### Additional Information

Havant Borough Council

Council Tax Band G

EPC Rating: D

Tenure: Freehold

Services: Mains water, drainage, electricity, gas

Separate gas meters for house & coach house

Shared electricity meter for house & coach house

Security alarm system

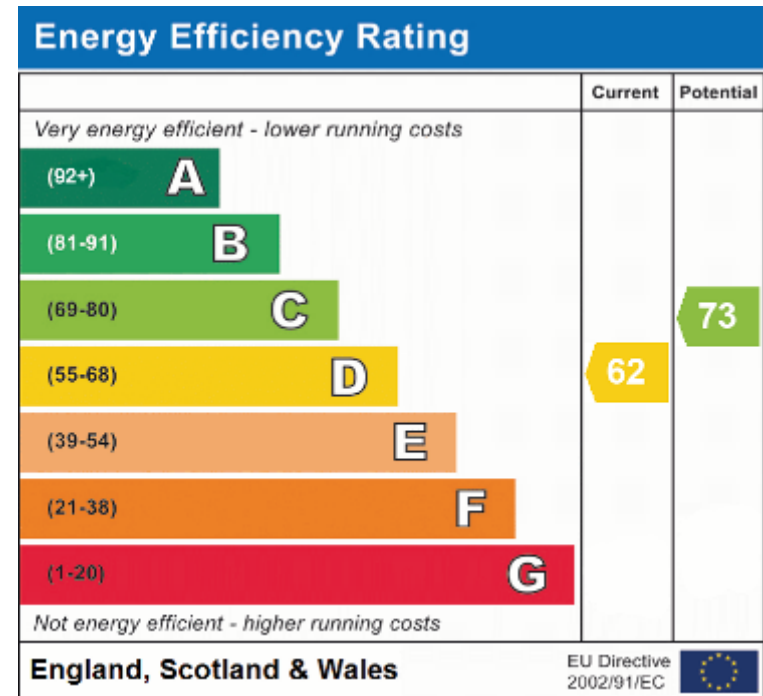
Electric vehicle charger

Flood Risk: [check-long-term-flood-risk.service.gov.uk](http://check-long-term-flood-risk.service.gov.uk)

Bro5adband Speed: [Broadband Speed Checker - UK's No.1 Broadband Speed Test](#)

### Directions

From A27 eastbound exit for Havant and Hayling Island. Head south on A3023 towards Hayling Island. The property will be found on the right, just opposite Langstone High Street.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Registered in England and Wales. Company Reg. No. 6792128. Registered Office: Parish Properties Ltd, 24 Park Road South, Havant, Hampshire, PO9 1HB, copyright © 2021 Fine & Country Ltd.



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