



Tanners, 17 Waters Edge
Port La Salle | Yarmouth | Isle of Wight | PO41 0XB

FINE & COUNTRY

Seller Insight

“ This property is ideally located in a small hamlet on the outskirts of Yarmouth, and therefore enjoys the benefits of living in a quiet, friendly community, with all the conveniences of a small – the UK’s second smallest - town within walking distance. Yarmouth is steeped in history and there is no better place to explore this than the infamous Yarmouth castle – built by Henry VIII in 1597 to fortify the Solent and now in the care of English heritage.

Despite being small, Yarmouth has lots to offer, particularly if you enjoy dining out in gorgeous surroundings. There are three traditional pubs to choose from, all serving quality food and drinks. There are two high end restaurants including the award-winning Railway Restaurant, a former train station and has views of the outstanding natural beauty of the Yarmouth marshes and Mill Copse. There is also a fish and chip takeaway like no other – The Blue crab – where you can enjoy a vast selection of outstanding, locally caught seafood including fresh, Yarmouth crab. There are also two friendly local cafes for a more casual dining experience. And for eating in there is a convenient grocery store with extended opening hours.

If you wish to go further afield, Yarmouth is well served by public transport with multiple bus routes taking you to the island’s principal town of Newport, Alum Bay – known for its coloured sands – and everywhere in between. Another advantage to Yarmouth is that its home to the Wightlink car ferry, allowing you to be on the mainland in around 40 minutes.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Step inside

Tanners, 17 Waters Edge

This is a delightful, three bedroom property nestled in one of the most stunning and unspoilt areas on the island within a private estate. The aptly named cul de sac is just metres away from the sea and the property enjoys use of the shared slipway and mooring facilities if required at an extra cost. If you are a keen sailor, enjoy the beach or just appreciate the benefits of living by the sea, then you will not find a better situated home. The property is at the end of a cul de sac, set in a peaceful and serene location.

The ground floor comprises a good sized kitchen, with everything required for modern living and impressive, open plan living areas. The lounge / dining room benefits from two sets of French doors as well as a large window, creating a lovely, light environment, and enjoying views over the pretty private rear garden. On a summer's day, its perfect to throw open the doors onto a pretty patio area – ideal for entertaining and alfresco dining!

There are two double bedrooms on the ground floor, which both enjoy the use of a great bathroom. To the first floor is another spacious, double bedroom that benefits from an ensuite bathroom.

Outside to the front is a private driveway with parking for numerous vehicles and capacity for storing a boat, as well as a detached garage to the rear. The rear garden is an easy maintenance, paved garden, with raised beds housing a variety of attractive plants and trees, allowing the home to be an ideal lock up and leave retreat, should this be the purpose for your property search.







Travel Information

1.2 miles from Yarmouth to Lymington Ferry Terminal
 12 miles from West Cowes to Southampton Ferry Terminal
 13.5 miles from Fishbourne to Portsmouth Ferry Terminal

Southern Vectis Buses routes provide regular services through the area, connecting you to all the areas of the island. For ticket prices visit www.islandbuses.info

Leisure Clubs & Facilities

Freshwater Golf Club, Freshwater – 4.2 miles
 Yarmouth Sailing Club, Yarmouth – 1.2 miles
 West Wight Sports Centre, Freshwater – 3.8 miles
 1Leisure Medina, Newport – 9.7 miles

Healthcare

Doctors Surgeries
 Brookside Health Centre, Freshwater 01983 758998
 Yarmouth Surgery, Yarmouth 01983 758998
 Medina Healthcare, Newport 01983 522198

General Hospitals
 St Mary's Hospital, Parkhurst Road, Newport 01983 822099
 (8.5 miles)

Education

Primary Schools
 Freshwater Early Years Centre, Freshwater
 St Saviour RC Primary School, Totland
 Yarmouth CE Primary School, Yarmouth
 Shalfleet CE Primary School, Shalfleet
 Hunnyhill Primary School, Newport

Secondary Schools/Colleges
 Christ The King College, Newport
 Carisbrooke College, Newport
 Medina College, Newport
 Island Innovations V1 Form Campus, Newport
 Ryde School with Upper Chine (Private), Ryde
 Isle of Wight College, Newport

Assisted Learning Schools
 Medina House School, Newport
 St. Georges School, Newport
 St Catherine's School, Ventnor

01983 755287
 01983 752175
 01983 760345
 01983 760269
 01983 522506

01983 537 070
 01983 524651
 01983 526523
 01983 522886
 01983 562229
 01982 526631

01983 522 917
 01983 524 634
 01983 852722

Entertainment

The Hut, Colwell Bay
 The Waterfront Bar & Restaurant, Totland
 Horse & Groom, Ningwood
 New Inn, Shalfleet
 On the Rocks, Yarmouth
 Off The Rails, Yarmouth
 The Wheatsheaf, Yarmouth
 Salty's, Yarmouth

These bars and restaurants are available within a 20-minute drive of this home

Local Attractions / Landmarks

Carisbrooke Castle, Carisbrooke
 Fort Victoria, Yarmouth
 Yarmouth Castle, Yarmouth
 The Needles Pleasure Park, Alum Bay
 The Needles Old Battery & New Battery, Alum Bay
 Dimbola Museum & Galleries, Freshwater
 Tapnell Farm Park, Yarmouth
 Farringford House (Home of Lord Tennyson), Freshwater

Ground Floor

Approx. 74.3 sq. metres (799.3 sq. feet)



First Floor

Approx. 28.1 sq. metres (302.8 sq. feet)



GROUND FLOOR

Entrance Hallway	
Lounge / Dining Room	26'3 x 11'7
Kitchen	9'9 x 8'4
Bedroom 2	11'9 x 10
Bathroom	8'1 x 5'7
Bedroom 3	11'9 x 9'9

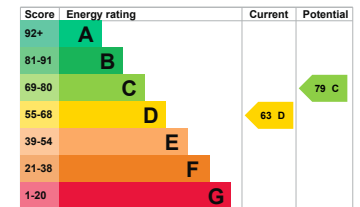
FIRST FLOOR

Landing	
Bedroom 1	15'5 x 9'9
En-Suite Bathroom	6'8 x 5'6
Utility Room	9'6 x 6'4

OUTSIDE

Driveway Parking
Detached Garage
Rear Garden

EPC Rating: D
Council Tax Band: E
Tenure: Freehold





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